

Southend Borough Council

Southend Central Area Action Plan (SCAAP)

Hearing Statement - Matter 6:

Infrastructure, delivery and monitoring

May 2017

Southend Borough Council – Southend Central Area Action Plan Examination
Hearing Statement – Matter 6: Infrastructure, delivery and monitoring

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References

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| IDP | http://www.southend.gov.uk/downloads/file/2890/infrastructure_delivery_plan_june_2014 |
| Core Strategy | http://www.southend.gov.uk/downloads/download/276/core_strategy |
| CIL Overview Report | http://www.southend.gov.uk/download/downloads/id/3407/final_overview_report_revised_february_2015pdf.pdf |
| Topic Paper 2 | http://www.southend.gov.uk/downloads/file/4723/sd15_topic_paper_2_-_strategic_highway_network |
| Southend Corporate Plan 2016 | http://www.southend.gov.uk/info/200403/information_centre/453/about_southend-on-sea_borough_council/2 |
| SPD2 | http://www.southend.gov.uk/downloads/download/306/spd_2_-_planning_obligation_-_a_guide_to_the_section_106_and_developer_contributions |
| Interim Affordable | http://www.southend.gov.uk/download/downloads/id/4735/interim_affordable_housing_policy_-_september_2016.pdf |

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| | |
|-------------------------|---|
| Housing Policy | |
| CIL Regulation 123 list | http://www.southend.gov.uk/downloads/file/3718/regulation_123_infrastructure_list |
| AMR | http://www.southend.gov.uk/info/200160/local_planning_framework/433/annual_monitoring_report_amr |
| CIL | http://www.southend.gov.uk/info/200160/local_planning_framework/483/community_infrastructure_levy_cil |
| Topic Paper 3 | http://www.southend.gov.uk/downloads/file/4724/sd16_topic_paper_3_-_employment_business_and_investment |
| Topic Paper 4 | http://www.southend.gov.uk/downloads/file/4725/sd17_topic_paper_4_-_deliverability |
| Topic Paper 5 | http://www.southend.gov.uk/downloads/file/4726/sd18_topic_paper_5_-_community_infrastructure |

Matter 6: Infrastructure, delivery and monitoring

6.1 *Are the key infrastructure providers signed up to the Infrastructure Delivery Plan (IDP)?*

- 6.1.1 The IDP has been published (February 2015) to identify the infrastructure needed to support the delivery of development as set out in the Southend Core Strategy (CS).
- 6.1.2 The IDP identifies a detailed list of infrastructure provision together with broad timescales for delivery, responsibility and costs. The infrastructure includes that identified by the Borough Council and other service providers. As stated at paragraph 1.5 of the IDP, “Discussions have taken place with a variety of infrastructure providers both within the Council and external organisations in order to ensure a comprehensive understanding of what is needed.” The IDP brings together all these agencies’ plans together in one document and these agencies have been able to provide a strategic approach to future provision.
- 6.1.3 The infrastructure providers contacted as part of the IDP consultation are included in Appendix 1 of the CIL Overview Report (February 2015), and Appendices 2 to 6 document the basis upon which these consultees were asked to respond. Infrastructure providers were asked to prioritise the infrastructure requests and identify ‘critical’ projects that they considered must happen to enable the growth identified in the Development Plan period up to 2021.
- 6.1.4 Through the preparation of the SCAAP further dialogue and consultation has taken place with infrastructure providers. None of the providers have objected to the SCAAP nor has additional infrastructure requirements been suggested.

6.2 *Are there any showstoppers in the IDP?*

- 6.2.1 The IDP does not identify any showstoppers that are anticipated to prevent future development identified through the policies of the SCAAP. The IDP does, however, identify a number of infrastructure projects that are ‘critical’ to the delivery of the Core Strategy two of which relate to the SCAAP area and which have since been completed. These relate to:
- Southend Police Station refurbishment and increase of capacity which was completed during the 2016/ 2017 monitoring year (14/00330/BC4M);
 - Cliff Slip Risk Reduction works which were completed during the 2015/ 2016 monitoring year as part of the planning permission (12/00317/BC3M) for a new museum (Opportunity Site CS1.4) through the implementation of phase 1 - stabilise cliff slip area, install

retaining wall to top of the slope and retaining wall to foot of the slope.

6.2.2 In addition, the IDP identified a number of transport related projects as 'critical/ essential' to mitigate the impacts arising from development, but not as higher priority to the delivery of the Core Strategy as those mentioned above. Those related to the SCAAP area are:

- A127 east-west strategic transport and freight corridor improvements (including Kent Elms, The Bell, Progress Road, East/West Street);
- Public realm and transport improvements - Southend Central Regeneration;
- Local public transport measures.

6.2.3 These transport projects have now been completed or are committed to with funding secured as detailed in Appendix A of Topic Paper 2: Strategic Highway Network.

6.3 *What is the critical path for securing the effectiveness of the SCAAP?*

6.3.1 The Implementation and Monitoring Framework (Part D, chapter 6) of the SCAAP sets out how the policies in the Plan will be delivered and the monitoring mechanisms that will be used.

6.3.2 There is no one critical path for securing the effectiveness of the SCAAP. Those infrastructure projects that were identified in the IDP as being of the highest priority, and 'critical' to enable delivery of future development, have been completed; and those identified as 'critical/ essential' have either been completed or are sufficiently committed to with funding secured and will be delivered in the short term (see response to 6.2 above).

6.4 *What is the likelihood of implementation within the plan period of the following key developments within the plan area: PA3.1, 4.1, 7.1, 8.1, 8.2, 9.1, 9.2, and CS1.1, 1.2, 1.3 and 1.4*

PA3.1 Elmer Square Phase 2

6.4.1 The likelihood of implementation of PA3.1 Elmer Square Phase 2 during the plan period is considered to be high. Phase 1, The Forum, has already been implemented. The Programme Board for the second phase has been re-established following the allocation of £6m Local Growth Fund money for the project. A detailed feasibility study and design brief for the development has been commissioned. It is envisaged that the procurement for the main design team will commence towards the end of 2017/18 with the intention for the new development to be operational in

advance of the 2021/22 academic year with teaching commencing in September 2021.

PA4.1 Better Queensway Project

- 6.4.2 It is considered that there is a good prospect that a significant proportion of PA4.1 Better Queensway will be implemented by 2021. The Borough Council's Corporate Plan 2016 identifies Queensway as a corporate priority action. The project commenced two years ago and will be delivered in stages over the coming years. It has had cross-party support which can be evidenced through the Cabinet reports agreed in Sept 2014, Sept 2015, Sept 2016 and March 2017, which are publicly available.
- 6.4.3 On 28th March 2017 Cabinet approved a report setting out its minimum criteria and aspirations for the scheme in order to commence procurement of a partner to help fund, deliver and manage the regeneration area. This includes a financial commitment from the Council to ensure the project is appropriately resourced over the coming year during the procurement period. The competitive dialogue procurement process will commence in May 2017 and is timetabled to bring a preferred partner back to Cabinet for approval at the start of 2018. The pre-application planning process has commenced and will be synchronised with the procurement timetable accordingly.
- 6.4.4 While Local Growth Fund (LGF) funding was not secured for this project in the most recent round of LGF it is recognised as a priority project for Opportunity South Essex, the federated board for South Essex, and for South East LEP. Alternative and additional funding in support of the project has been, and continues to be sought with a recently successful bid to the HCA's Estate Regeneration Fund for £122k to support the on-going project development. The partnership to be procured will be responsible for funding the development, and the Council, via the Cabinet report, has stated its consideration to be the senior lender.

PA7.1 Tylers

- 6.4.5 There is a good prospect that PA7.1 will be delivered during the plan period. Subject to replacement parking provision in line with proposed Policy DS5 there are no identified physical constraints or policy restrictions. The site offers a suitable location for development and would contribute to the creation of sustainable mixed communities.

PA8.1 Victoria Avenue

- 6.4.6 There is a good prospect that a significant proportion of PA8.1 Victoria Avenue will be implemented by 2021. A number of schemes have already been implemented and there are several outstanding planning permissions on individual areas within the wider site. A number of these have

commenced and are expected to be completed in the short term, the most noticeable of which includes Heath and Carby House (280 residential units), Former College Building (158 units), Baryta House (102 units) and the Pinnacle (60 units).

PA8.2 Baxter Avenue

- 6.4.7 The following statement has been prepared jointly with the land owner of PA8.2 Baxter Avenue, Genesis Housing Association (GHA). The likelihood to part implement redevelopment of the Baxter Avenue site within the SCAAP plan period, providing at least 250 dwellings up to 2021, is high.
- 6.4.8 GHA is actively working to implement the regeneration and redevelopment of the Baxter Avenue site. Consultation is underway with existing GHA residents at the Baxter Avenue site to consider the regeneration and re-provision of high quality new homes.
- 6.4.9 Architects as well as a specialist technical consultant team to prepare options for redevelopment of the Baxter Avenue site have been appointed. The critical path to delivery for the Baxter Avenue regeneration currently comprises the following:
- Formal pre-application planning process - May/ July 2017
 - Public consultation and engagement - Summer-Autumn 2017
 - Hybrid planning application submission - Early 2018
 - Planning permission - Summer 2018
 - Planning conditions discharge - Autumn 2018
 - Commence development - Early 2019
 - Delivery of at least 250 dwellings - 2021
- 6.4.10 Funding for the project has been identified by GHA, as well as some funding for the scheme from the DCLG estate regeneration fund programme.
- 6.4.11 Further details regarding the implementation of PA8.2 Baxter Avenue are available in Appendix 1, which sets out a Statement of Common Ground agreed between the Genesis Housing Association and the Borough Council.

PA9.1 Sutton Road

- 6.4.12 There is a good prospect that a significant proportion of PA9.1 Sutton Road will be implemented by 2021. A number of schemes have already been implemented and the area benefits from two current planning permissions 13/00576/FULM and 14/00029/FUL. The former comprises 86 residential units, which are under construction and will be completed in the short term.

PA9.2 Guildford Road

- 6.4.13 The following statement has been prepared jointly with the land owner of PA9.2 Guildford Road, The Co-operative Group. The likelihood of PA9.2 being implemented by 2021 is high. The replacement retail space will be occupied by The Co-operative Group with the remainder of the site being developed for residential.
- 6.4.14 Following completion of a feasibility study during 2014, pre-application planning advice was sought later in 2014. The site was marketed in 2015 and a preferred developer has now been identified.
- 6.4.15 The critical path to delivery of the PA9.2 Guildford Road comprises the following:
- Finalise contract with developer – Spring 2017
 - Planning application submitted – early 2018
 - Planning permission – Summer 2018
 - Construction to commence – early 2019
 - Completion of scheme – end of 2020
- 6.4.16 Further details regarding the implementation of PA9.2 Guildford Road are available in Appendix 2, which sets out a Statement of Common Ground agreed between the Co-operative Group and the Borough Council

CS1.1 Southend Pier

- 6.4.17 It is considered that there is a high prospect that CS1.1 Southend Pier will be delivered by 2021. The Borough Council has cross political support for the regeneration of the Pier and the Borough Council's Capital Programme has made provision for multi-million pound future investment for the pier from 2016 to 2021.
- 6.4.18 Planning permission (17/00409/BC3) has already been approved to reshape the entrance area to be completed in the current financial year; two feasibility studies have been completed for a new pavilion deck facility and new pier transport mode. The pavilion deck is now progressing from concept design towards RIBA stage 7 which is currently being tendered.

CS1.2 Seaways

- 6.4.19 The following statement has been prepared jointly with the secured developer of CS1.2 Seaways, Turnstone Estates. There is a good prospect of the Seaways site being developed within the plan period (i.e. before 2021). The Council's Corporate Plan 2016 identifies Seaway Car Park as a corporate priority action.

- 6.4.20 The scheme has been through 2 iterations of the pre-application planning process and is subject to on-going community engagement by the developer including a public consultation event at the end of 2015.
- 6.4.21 Work is currently underway on the preparation of an application for full planning permission by the developer. An application will be submitted during the summer of 2017 for a cinema-anchored leisure scheme incorporating several restaurant units, a hotel, other leisure uses and a large car park. The anchor cinema tenant, hotel tenant and restaurant tenants have been secured.
- 6.4.22 The critical path to delivery of the CS1.2 Seaways comprises the following:
- Planning application submitted – Summer 2017
 - Planning permission - Autumn 2017
 - Discharge conditions - Spring 2018
 - Construction – Spring 2018 – Autumn 2019
 - Scheme opening – Spring 2020

CS1.3 Marine Plaza

- 6.4.23 The following statement has been prepared jointly with the land owner of CS1.3 Marine Plaza, Inner London Group. It is considered that there is a good prospect of the site being delivered during the plan period, i.e. by 2021.
- 6.4.24 Since planning permission (14/01462/FULM) was granted in 2015 land assembly has now been completed; a contractor has been secured; funding has been agreed and a project team has been assembled. Construction is expected to commence in late 2017.

CS1.4 New Southend Museum

- 6.4.25 CS1.4 New Southend Museum benefits from planning permission 12/00317/BC3M and phase 1 to stabilise cliff slip area, install retaining wall to top of the slope and retaining wall to foot of the slope and layout footpath has been completed.
- 6.4.26 The implementation of future phases on the site is considered to be achievable by 2021. The Borough Council's Capital Programme has allocated £3m for 2016 – 2019 to progress the project to completion of the technical design and procurement stage.
- 6.4.27 A tender is currently being procured, reviewing the technical specification of the design which has funding agreed from the Borough Council's capital budget. A trust has been established for the new museum and there is a project board in place to develop various work-streams.

6.4.28 The next phase of the scheme would see the lower areas developed as future car parking for the attraction and will support the seafront car parking provision. Parking income from this phase would be used as part of the future funding model to facilitate final phases. Approximately 220 additional parking spaces would be provided.

6.5 Which schemes are likely to require compulsory purchase orders and/or Section 106 contributions?

Compulsory Purchase

6.5.1 Opportunity Site PA4.1 Better Queensway Project may require Compulsory Purchase Orders (CPO). Wherever possible the parcelling up of the site will be done through agreement with landowners. The Council agreed that the use of compulsory purchase powers be investigated¹ and a land acquisition strategy has been developed. Normal land negotiations have not yet been initiated, although if CPO was to be required it is considered that it would only be for a small proportion of the site.

Section 106 (S106)

6.5.2 It is likely that all of the Opportunity Sites will require some form of S106 contribution or the use of planning conditions to make that development acceptable in planning terms. The Borough Council provides clear guidance on the type of mitigation it might require to address the impacts of development in Supplementary Planning Document 2: Planning Obligations: a guide to section 106 and developer contributions (SPD2) (June 2015) and through corporate guidance – Interim Affordable Housing Policy (Sept 2016), which supplements the affordable housing policy set out in the Core Strategy.

6.5.3 SPD2 has been amended to take account of the Council's adoption of CIL, making clear that planning obligations will not be sought for any item of infrastructure included in the Council's 'Regulation 123 Infrastructure List', rather they will relate to site specific impact mitigation and the provision of affordable housing.

6.5.4 A number of Opportunity Sites within the SCAAP are owned by the Borough Council. As the Borough Council cannot enter into a S106 agreement with itself it is likely that the planning permission will reference the S106 requirements within conditions. If the Council disposes of a relevant interest in the site (which for the avoidance of doubt would not include disposals to individual tenants and occupiers) the incoming owner would be required to enter into a S106 agreement giving effect to those requirements which will then become a legally binding document.

¹ Recommendation 2.3 - Cabinet Report (September 2016) Options for Better Queensway Project – the Regeneration of Housing Land and Property adjoining the Town Centre

6.6 How will the monitoring arrangements work? Should this matter be addressed by a policy in the SCAAP?

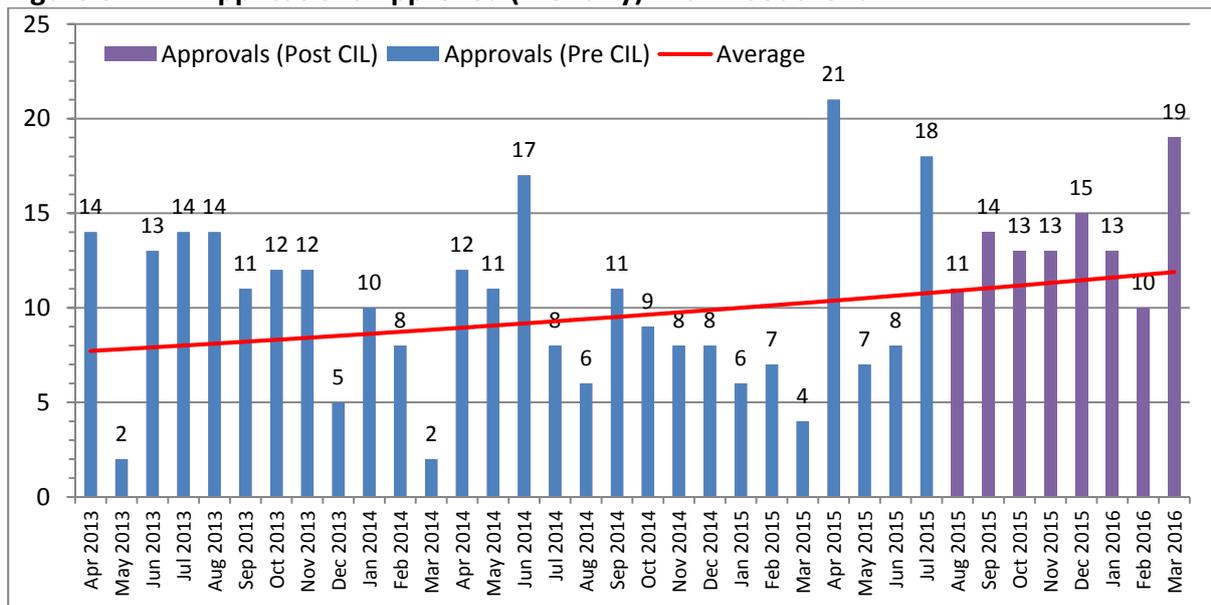
- 6.6.1 Policies contained in the SCAAP will be monitored to support implementation and delivery. The monitoring arrangements are outlined in the SCAAP's Implementation and Monitoring section, which identifies a number of monitoring indicators and targets. The indicators will be monitored by the Borough Council as part of the Annual Monitoring Report (AMR).
- 6.6.2 The AMR is produced by the Borough Council on an annual basis. A large proportion of the suggested indicators are already monitored. The rest of the indicators that are not currently covered will also be monitored by the Council on an annual basis as part of the AMR.
- 6.6.3 The AMR will identify how effective policies within the SCAAP have been in meeting expectations and achieving targeted delivery. It will also make recommendations on required actions where necessary, for instance, changing targets or reviewing policies.
- 6.6.4 It is considered that Policy CP9: Monitoring and Review of the CS provides adequate guidance for monitoring arrangements.

6.7 Has the CIL adversely affected the viability of development schemes in the plan period and what is the likely outlook for the rest of the plan period?

- 6.7.1 The Examiner's Report², dated 1 June 2015, concluded that the Southend-on-Sea Community Infrastructure Levy Charging Schedule (CIL) provides an appropriate basis for the collection of the levy in the Borough and that the Borough Council has sufficient evidence to support the schedule and can show that the levy is set at a level that will not put the overall development of the area at risk.
- 6.7.2 As CIL was introduced in Southend on the 25th July 2015 it is considered too early to draw any definitive conclusion on the impact of CIL in terms of actual schemes delivered. However, the amount of permitted applications provides a good indication of confidence in the local market and whether developers are being discouraged by the introduction of CIL.
- 6.7.3 Although CIL would be just one small factor in the overall viability of schemes, Figure 6.1 below shows that the amount of applications permitted in Southend has actually increased on average since August 2015. The same is evident when considering permitted CIL liable applications (Figure 6.2).

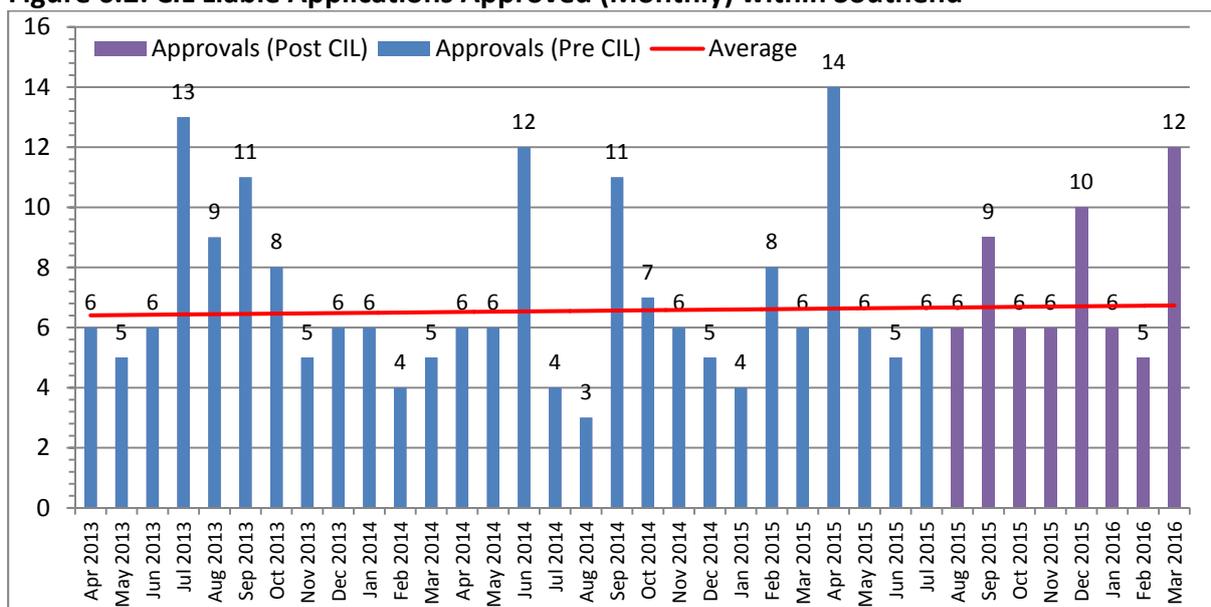
² http://www.southend.gov.uk/download/downloads/id/3604/examiners_report_-_southend_cil_-_1st_june_2015.pdf

Figure 6.1: All Applications Approved (Monthly) within Southend*



*Table showing all applications approved which alter the number of dwelling units or employment floorspace/land.

Figure 6.2: CIL Liable Applications Approved (Monthly) within Southend*



*Table showing CIL Liable applications.

6.7.3 Similarly, Figure 6.3 outlines that the average amount of CIL liable planning permissions has increased in the Central Area since CIL was introduced (i.e. since August 2015), as has the resultant amount of gross additional dwellings these applications yield. This suggests that CIL is not adversely affecting the viability of development schemes across the Borough or within the Central Area.

Figure 6.3: Monthly average CIL liable planning permissions and resulting gross dwellings

| | Monthly average No. CIL liable Applications Approved | Average No. Resulting Dwellings |
|---------------------------|---|------------------------------------|
| Southend Borough Pre CIL | 6.9 | 62.6 |
| Southend Borough Post CIL | 7.5 | 69.3 |
| Change | +0.6 | +6.6 |
| SCAAP Pre CIL | 1.3 | 30.8 |
| SCAAP Post CIL | 1.9 | 59.3 |
| Change | +0.6 | +28.5 |

(Pre CIL = April 2013 to July 2015) (Post CIL = August 2015 to March 2016)

6.8 *In the light of the trends set out in Topic Paper 4 (Deliverability), how easily could the SCAAP be knocked off course by future economic trends at a regional or national level?*

- 6.8.1 The property market is naturally cyclical (as demonstrated by Figure 5.3.1 in Topic Paper 4) and in this regard policy documents which are required “to support local development, shaping and directing development” (NPPF para 16) in an area in the medium to long term are likely to be affected by market cycles. However, it should be noted that the SCAAP is a relatively short term plan (up to 2021) and market conditions over this period are predicted to be relatively good.
- 6.8.2 As reported in Topic Paper 4, Savills’ recent market report (Residential Property Focus 2017 Issue 1 published in February 2017) forecasts that Mainstream East of England markets will see 2.5% growth in 2017, 2.5% growth in 2018, 6.5% growth in 2019, 4% growth in 2020 and 2% growth in 2021. This equates to a cumulative level of growth of 19%. This is the highest growth level forecast over this period across all the mainstream markets in the UK and compares to a UK average growth for the same period of 13%. On this basis the forecast for development in the East of England is more positive and resilient to the uncertainties currently being faced in the market than in the rest of the UK.
- 6.8.3 Topic Paper 4 also indicates that development delivered in the SCAAP area in the 2016/17 period was akin to the peak of the market levels in 2004-2007 prior to the recession and that current forecasts predict growth in the mainstream market over the next 5 years. However, even in the depths of the recession some development was delivered in the SCAAP area.
- 6.8.4 Nevertheless, the NPPF makes it clear that local planning authorities have to plan positively for their areas to meet their evidenced development needs, whilst at the same time recognising that the planning system has to be able to cope with the rapid changes that can occur in the market.

6.8.5 The only tool available to a Local Planning Authority to future proof planning policies against rapid change is to apply those with known cost implications flexibly. This ensures that development can come forward during the lifecycle of the plan with more policy requirements met, as and when possible, but scaled back to ensure growth is still maintained during difficult periods in the cycle. In this regard it is considered that the SCAAP's planning policies provide suitable flexibility to deal with any challenging points in the property market cycle that may occur.

6.8.6 Having regard to the above, it is considered that the SCAAP will not be easily knocked off course by future economic trends at a regional or national level.

6.9 *Is the planned provision of community infrastructure as set out in Topic Paper 5 (Community Infrastructure), especially in relation to health, education, and social and community facilities, deliverable during the plan period?*

Health

6.9.1 Topic Paper 5 includes detail of the PCT centre that has been delivered in Southend Central Area at North Road, in line with Core Strategy Policy CP6: Community Infrastructure. Additional capacity building measures for health facilities in the central area are identified within the IDP as 'essential' (i.e. being necessary to mitigate the impacts arising from development, but not 'critical', i.e. must happen to enable growth) and to be delivered by improvements to existing facilities. These improvements to existing facilities are included on the Council's CIL Regulation 123 list, to be funded by developers through CIL, and phased in line with development. As the capacity building measures involve improvements to existing facilities, these are therefore considered to be deliverable within the plan period.

6.9.2 Provision for health facilities in the SCAAP is promoted through policies PA4, PA5 and PA8, as set out in Topic Paper 5.

Education

6.9.3 The provision made for education within the SCAAP and need as identified within the IDP is deliverable within the plan period, where it is identified as 'essential' (i.e. necessary to mitigate the impacts arising from development) but not 'critical' (i.e. must happen to enable growth). The identified need for additional primary school places has already been progressed through a programme of expansion and any additional growth within the plan period is expected to be accommodated in the same way to 2021, and forms part of the Council's CIL Regulation 123 list.

6.9.4 For secondary school places, there is spare capacity within the catchment of Southend Central Area. The Council has identified a need in the Borough however for an additional school, for which a site search is currently underway, with a new 5-form entry school expected for 2018, which will accommodate planned growth.

6.9.5 The SCAAP promotes educational and supporting uses through Policy PA3.1.a, and policies PA3.4.i, PA8.1.c and PA9.1.c recognise the potential demand for educational facilities, based on an assessment of expansion needs, when and where appropriate development opportunities arise. As noted above, for primary school places additional need has been met through a programme of expansion.

Social and Community Facilities

6.9.6 Topic Paper 3 in Appendix 1 includes detail of projects and investments in Southend.

New Southend Museum

6.9.7 Paragraphs 6.4.25 – 6.4.28 above provide further detail in regard to the delivery of the New Southend Museum, for which the Borough Council has identified an investment of £3m from the Council's Capital Programme for 2016-2019 to progress the project to completion of the technical design and procurement stage.

The Pier

6.9.8 In regard to the Pier (CS1.1), the Borough Council is continuing investment in the Pier to provide for essential maintenance works and improvements (see Topic Paper 3 and paragraphs 6.4.17-6.4.18 above).

Elmer Square Phase 2

6.9.9 Elmer Square Phase 2 (PA3.1), as set out in paragraph 6.4.1 above, is considered to be deliverable within the plan period, and the programme board has been re-established following the allocation of £6m Local Growth Funding money for the project, with the intention that the new development will be operational in advance of the 2021/22 academic year.

APPENDIX 1

STATEMENT OF COMMON GROUND BETWEEN:

GENESIS HOUSING ASSOCIATION (GHA)

&

SOUTHEND-ON-SEA BOROUGH COUNCIL

PA8.2 BAXTER AVENUE

SOUTHEND CENTRAL AREA ACTION PLAN

DATE: 4 MAY 2017

Genesis Housing Association (GHA) is actively working to implement the regeneration and redevelopment of the Baxter Avenue site. Consultation is underway with existing GHA residents at the Baxter Avenue site to consider the regeneration and re-provision of high quality new homes at this town centre gateway site.

GHA have appointed architects as well as a specialist technical consultant team to prepare options for redevelopment of the Baxter Avenue site, following which pre-application and public consultation will be progressed during forthcoming months in 2017. GHA have already engaged closely with SoSBC Housing and Planning Services, and will continue to do so, to ensure that the Baxter Avenue site is implemented to meet the Council's current and emerging policies and strategies.

It is intended that a hybrid planning application will be submitted and progressed to secure planning permission for redevelopment of the Baxter Avenue site by summer 2018. The first phase of the Baxter Avenue development, forming the detailed element of the hybrid planning application, is then planned to progress towards the beginning of 2019, with approximately 250 dwellings being delivered in the SCAAP plan period to 2021.

The critical path to delivery for the Baxter Avenue regeneration currently comprises the following:

| | |
|--------------------|---|
| May / June 2017 | Formal pre-application and Environmental Impact Screening application submission to SoSBC |
| June / July 2017 | Formal pre-application consultation with SoSBC planning and housing departments |
| Summer-Autumn 2017 | Public consultation and engagement. |
| Early 2018 | Hybrid planning application submission, including at least 250 flats within phase 1 |
| Summer 2018 | Planning permission |
| Autumn 2018 | Planning conditions discharge |
| Early 2019 | Commence development |
| 2021 | Delivery of at least 250 dwellings |

Funding for the project has been identified by GHA, as well as some funding for the scheme from the DCLG estate regeneration fund programme. GHA is currently conducting a site specific housing needs survey and GHA will seek to deliver new homes at the Baxter Avenue site to meet existing and identified future needs.

There is no requirement for Compulsory Purchase to facilitate delivery of the Baxter Avenue development.

In summary, the likelihood of the proposals by GHA to part implement redevelopment of the Baxter Avenue site within the SCAAP plan period, providing at least 250 dwellings up to 2021, is high.

STATEMENT OF COMMON GROUND

BETWEEN:

**THE CO-OPERATIVE GROUP
&
SOUTHEND-ON-SEA BOROUGH COUNCIL**

**PA9.2 GUILDFORD ROAD
(53-57 SUTTON ROAD, SOUTHEND-ON-SEA,
ESSEX)**

SOUTHEND CENTRAL AREA ACTION PLAN

DATE: 04 MAY 2017

| | |
|---|--|
| Signed:  | Signed:  |
| Name: MARK SHEPPARD | Name: A THOMPSON |
| On behalf of: Southend-on-Sea Borough Council | On behalf of: The Co-operative Group |
| Date: 04/05/2017 | Date: 04/05/2017 |

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1. INTRODUCTION

- 1.1 This Statement of Common Ground (SOCG) has been prepared by Southend-on-Sea Borough Council and the Co-operative Group to reflect the current position agreed by both parties about the proposed mixed use allocation at 53-57 Sutton Road, Southend-on-Sea (the site).
- 1.2 This SOCG is to be presented as evidence to the Southend Central Area Action Plan examination.
- 1.3 The Site is proposed for a mixed-use allocation by draft Policy PA 9.2 of the Southend Central Area Action Plan.
- 1.4 The site is available for development and that there are no constraints in the sites delivery within the Plan period.
- 1.5 This SOCG provides an overview of the work undertaken to date in relation to the proposed redevelopment of this site.

2. STRUCTURE OF STATEMENT

- 2.1 This SOCG provides an overview of the work undertaken to date in relation to the proposed redevelopment of 53-57, Sutton Road. In doing so, the Statement addresses the following questions, as set out in the Key Matters, Issues and Questions (KMIQs) which have been posed by the appointed Inspector examining the Southend Central Area Action Plan.
- 2.2 This SOCG addresses four key questions in turn. These questions are as follows:
- 1) What is the existing status in terms of bringing the site forward?
 - 2) What has been achieved so far in bringing the site forward?
 - 3) What is the critical path to delivery (i.e. planned next steps and timeframes)?
 - 4) Are Compulsory Purchase Orders required?
- 2.3 The following information has also been provided as part of the responses to the above questions:
- Is funding secured?
 - Is the project initiated?
 - Does the site have planning permission?
 - Has pre-application advice been sought?
 - What project consultation has been undertaken?
 - Timeline for the route to market?
 - Has a Developer/Tenant been secured?
- 2.4 Within the remaining sections of this SOCG the parties provide responses to the four key questions whilst addressing the additional information requirements where they are available.

3. WHAT IS THE EXISTING STATUS IN TERMS OF BRINGING THE SITE FORWARD?

- 3.1 The Co-operative Group are the freehold occupiers of the site and currently occupy the existing retail floorspace.
- 3.2 The Co-operative Group has undertaken pre-application discussions with Southend-on-Sea Borough Council the feedback of which was broadly supportive.
- 3.3 The Parties confirm that the principle of mixed-use redevelopment of the site is acceptable in principle.
- 3.4 The Co-operative Group is in the process of appointing a preferred developer. Once appointed a planning application will be made and once approved construction will commence shortly thereafter.
- 3.5 The Parties confirm that there are no impediments to bringing this site forward within the current plan period.
- 3.6 The Parties also confirm that they are working together to deliver a comprehensive and appropriate mixed use development of this site.

4. WHAT HAS BEEN ACHIEVED SO FAR IN BRINGING THE SITE FORWARD?

- 4.1 The Co-operative Group undertook a feasibility study during 2014 which considered a range of possible re-development options for the site.
- 4.2 Following the completion of the feasibility study, pre-application advice was sought from Southend-on-Sea Borough Council (**14/01517/PREAP**) on 17th September 2014.
- 4.3 The pre-application enquiry was based on a mixed-use development of 52 residential units and A1 floorspace.
- 4.4 A pre-application meeting was held on the 8th October 2014 at which the pre-application proposals were discussed.
- 4.5 The Co-operative Group received the written pre-application advice from Southend-on-Sea Borough Council on 4th February 2015. The pre-application response was broadly supportive of the proposed redevelopment of the site for mixed use (residential and retail) subject to the detailed design.
- 4.6 Following the positive pre-application feedback The Co-operative Group commissioned the marketing of the site in the summer of 2015. The site was marketed by Rapleys LLP for a total of a couple of months.
- 4.7 Following the conclusion of the marketing exercise a preferred developer was identified in September 2015 following a series of interviews with shortlisted developers.
- 4.8 At the time of completion of this SOCG the preferred developer has not yet been contracted, principally as The Co-operative Group have yet to identify a temporary store solution to allow the continuity of trade.
- 4.9 Thus, The Co-operative Group is unable to disclose the name of the preferred developer at present.

5. WHAT IS THE CRITICAL PATH TO DELIVERY?

- 5.1 The Co-operative Group have been exploring possible options for a temporary store and are close to finalising a solution.
- 5.2 Upon the completion of this exercise, The Co-operative Group will be able to finalise the contract with the preferred developer. This is anticipated to be completed during the final quarter of 2017.
- 5.3 The Co-operative Group is assured that the preferred developer has the necessary funding in place to complete the development.
- 5.4 It is anticipated by the Parties that a planning application for the re-development of the site, in line with the emerging allocation, will be submitted to Southend-on-Sea Borough Council during the first quarter of 2018.
- 5.5 It is likely that the application will be made in detail and should achieve permission before the end of the second quarter of 2018.
- 5.6 The Co-operative Group anticipates that construction will commence either during the final quarter of 2018 or the first quarter of 2019.
- 5.7 The Co-operative Group anticipate the completion of the scheme prior to the end of 2020.
- 5.8 The Parties confirm that The Co-operative Group will occupy the replacement retail space, with the remainder of the site being developed for a residential use. Thus, no commercial tenants would need to be found.
- 5.9 Based on these timeframes, the Parties confirm that the site will be completed within the current Plan period.

6. ARE COMPULSORY PURCHASE ORDERS REQUIRED?

- 6.1 The Co-operative Group are the freehold owners of the site. They also currently occupy the existing retail space on site.

- 6.2 The Parties confirm that there is no need for Compulsory Purchase given the land is within the sole ownership of The Co-operative Group.

7. CONCLUSION

- 7.1 In conclusion, Southend-on-Sea Borough Council and The Co-operative Group both support the approach set out in the Southend Central Area Action Plan in relation to the proposed redevelopment of PA9.2 Guildford Road (53-57, Sutton Road, Southend-on-Sea) for a mixed use (residential and retail).