

Our ref: J033535

Your ref:

Planning & Building Control
Rochford District Council
Council Offices
South Street
Rochford
SS4 1BW

23 October 2015

Dear Sirs,

AIRPORT BUSINESS PARK, AVIATION WAY, SOUTHEND-ON-SEA, SS2 6UN

OUTLINE APPLICATION FOR THE DEVELOPMENT OF LAND AT CHERRY ORCHARD WAY TO CREATE A BUSINESS PARK

Planning Portal Ref: PP-04442972

We are instructed by our client, Henry Boot Developments Ltd, to submit an outline application for the development of land at Cherry Orchard Way to create a new business park.

The full description of the development is as follows:

“Outline application with all matters reserved other than access for the development of land at Cherry Orchard Way to create a business park to comprise use classes B1 and B2 and ancillary uses to include A1, A3, A4, C1, D1, D2 and B8; provision of new access from Cherry Orchard Way; provision of hard and soft landscaping; the demolition of the existing rugby club and other associated works.”

The application has been submitted via the online Planning Portal (ref: PP-04442972) on 23rd October 2015. The documents comprising this submission are set out at the Schedule of Submission Documents attached to this letter.

The requisite application fee (£32,527) will be paid by BACS once the Council issues an application reference number.

The Proposed Development

The application site comprises the land to the north of Aviation Way and east of Cherry Orchard Way. The land has been designated in the Joint Area Action Plan (JAAP) for the creation of a major business park.

The application therefore proposes the development of 86,900 sq m of floorspace in predominantly Use Classes B1 and B2. The proposed business park fully accords with the aspirations of the JAAP and the Development Plan more broadly.

The application is submitted in outline to allow for matters such as scale, appearance and landscaping to be determined at a later stage. This approach maintains maximum flexibility for occupiers as they look to relocate to the Site.

The creation of the business park has the potential to support a significant number of jobs (circa 4,815 FTE) and contribute to the substantial growth in the local economy (£291 million) when fully operational.

In this context the application represents sustainable economic development that is fully supported by both the Development Plan and the NPPF and should therefore be supported.

It should be noted that part of the application site is currently occupied by Westcliff Rugby Football Club. The JAAP requires that this be relocated off site on an equivalent basis. As such, a separate planning application has been submitted for the re-provision of the existing Westcliff Rugby Club (Planning Portal Ref: PP-04581254). Whilst the applications are to be determined separately, the two are inherently linked. The rugby club application is a material consideration in the determination of this application for the business park.

Finally, the application has been prepared in consultation with officers and members of Rochford District Council, along with officers of Essex County Council and Westcliff Rugby Football Club. We are pleased that the application is submitted with support from all of these key stakeholders.

We trust that the information provided is sufficient for the application to be validated and look forward to receiving written confirmation of this. Should you require any further details please do not hesitate to contact Chris Benham at this office.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Chris Benham', written over a horizontal line.

Chris Benham
Senior Development Planner
Chris.benham@glhern.co.uk

Schedule of Submission Documents

Airport Business Park, Aviation Way, Southend-On-Sea

Document Title	Prepared by
Cover Letter	GL Hearn
Application Form	GL Hearn
Planning Statement	GL Hearn
Economic Statement	GL Hearn
Outline Application Design & Access Statement Part 1 of 5	JSA
Outline Application Design & Access Statement Part 2 of 5	JSA
Outline Application Design & Access Statement Part 3 of 5	JSA
Outline Application Design & Access Statement Part 4 of 5	JSA
Outline Application Design & Access Statement Part 5 of 5	JSA
Outline Application Design Code	JSA
Landscape Design Code	LDA
Transport Assessment Vol.1	Vectos
Transport Assessment Vo.2 – Appendices A - B	Vectos
Transport Assessment Vo.3 – Appendices C	Vectos
Transport Assessment Vo.4 – Appendices D - G	Vectos
Historic Environment Assessment	Place Services
Historic Environment Settings Assessment	Wessex Archaeology
Detailed Gradiometer Survey Report Part 1 of 2	Wessex Archaeology
Detailed Gradiometer Survey Report Part 2 of 2	Wessex Archaeology
Written Scheme of Investigation for Archaeological Geophysical Survey	Wessex Archaeology
Ecological Appraisal and Protected Species Surveys Report	The Landscape Partnership
Ecological Appraisal and Protected Species Surveys Figures	The Landscape Partnership
Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement	The Landscape Partnership
Arboricultural Impact Assessment and Method Statement Drawings Ref: E15857_602_1 to 3	The Landscape Partnership
Arboricultural Impact Assessment and Method Statement Drawings Ref: E15857_602_4 to 5	The Landscape Partnership
Tree Survey Drawings Ref: E15857_601_1 to 5	The Landscape Partnership
Landscape and Visual Impact Assessment Text & Appendices 1,2,3	The Landscape Partnership
Landscape and Visual Impact Assessment Figures 1 to 8	The Landscape Partnership
Landscape and Visual Impact Assessment Figures 9 to 19	The Landscape Partnership
Air Quality Impact Assessment	Royal HaskoningDHV
Noise Impact Assessment	Royal HaskoningDHV
Waste Assessment Report	Royal HaskoningDHV
Site Waste Management Plan Report	Royal HaskoningDHV
Site Waste Management Plan MS Excel Tool	Royal HaskoningDHV
Outline Energy and Sustainability Strategy	MLM
Phase 1 Contamination Assessment Report Part 1 of 4	MLM
Phase 1 Contamination Assessment Report Part 2 of 4	MLM
Phase 1 Contamination Assessment Report Part 3 of 4	MLM
Phase 1 Contamination Assessment Report Part 4 of 4	MLM

Surface and Foul Water Drainage Strategy Part 1 of 5	MLM
Surface and Foul Water Drainage Strategy Part 2 of 5	MLM
Surface and Foul Water Drainage Strategy Part 3 of 5	MLM
Surface and Foul Water Drainage Strategy Part 4 of 5	MLM
Surface and Foul Water Drainage Strategy Part 5 of 5	MLM
Flood Risk Assessment	MLM
Pitch and Street Lighting Proposals	MLM
Signed Planning Performance Agreement	Henry Boot Developments Ltd.
Application Plans and Drawings	Prepared by
0688_A_0100_D - Location Plan	JSA
0688_A_2000_P – Indicative Layout	JSA
0688_A_2101_K - Indicative Layout Building Heights	JSA
0688_A_2103_C – Details of Proposed Access Road	JSA
4719_103 Rev E - Overall Landscape Layout	LDA
4719_104 Rev A Hardworks - General Arrangement Sheet 1 of 4	LDA
4719_105 Rev A Hardworks - General Arrangement Sheet 3 of 2	LDA
4719_106 Rev A Hardworks - General Arrangement Sheet 3 of 4	LDA
4719_107 Rev A Hardworks - General Arrangement Sheet 4 of 4	LDA
4719_108 Rev A - Softworks - General Arrangement Sheet 1 of 4	LDA
4719_109 Rev A - Softworks - General Arrangement Sheet 2 of 4	LDA
4719_110 Rev A - Softworks - General Arrangement Sheet 3 of 4	LDA
4719_111 Rev A - Softworks - General Arrangement Sheet 4 of 4	LDA