

**EXAMINATION OF THE LONDON SOUTHEND AIRPORT AND
ENVIRONS JOINT AREA ACTION PLAN (JAAP)**

**INSPECTOR'S FURTHER QUESTIONS TO THE COUNCILS
REGARDING VIABILITY**

Following the hearing session on 30 April 2014 I am seeking further clarification about the evidence presented in the Viability Statement prepared by DTZ. The results are presented in paragraph 2.7.1 of the Statement and relates solely to Areas 1B and 2 of the proposed Saxon Business Park. However, I wish to be informed as to exactly which costs are included in that calculation having particular regard to paragraph 173 of the National Planning Policy Framework.

Therefore could the Councils please provide me with a further statement confirming which of the matters listed in paragraph 3.1.2 are included in the indicative assessment. In addition, whether the requirements set out in Policy E3 (new open space) and Policy E7 (re-location of the rugby club) have been taken into account. To assist a single list of costs that were included and those that were excluded would be useful including potential costs of archaeological investigation and remediation of any contamination.

Furthermore, given that Area 1A is omitted from the Viability Statement, are there any further comments that the Councils wish to make regarding the deliverability or viability of this part of the proposed allocation? This is particularly bearing in mind that Policy E4 indicates that this site will be developed first and the potential impact of the costs of contamination arising from the former brickworks as well as archaeology as reflected in the hearing statement on behalf of C & S Associates.

I would like a response to these further questions as soon as possible and no later than **Friday 16 May**. It would clearly be advantageous if any reply were available prior to the final hearing session on 7 May 2014 so that it can, if necessary, be discussed at that time.

David Smith

INSPECTOR

2 May 2014