



## **Introduction**

The business plan for the Paull site was presented to the November Board meeting and although the concept was agreed the Board felt that more detail on the operations that were to be undertaken and the cost to be incurred.

The basis of the costing is to maintain progress on the site in anticipation of the RGF3 bid being reassessed following the announcement of Siemens final investment decision. However these works are essential to bring the site forward regardless of any future RGF decision.

The Board had originally approved a sum of £150,000 for the works required for the Local Development Order in line with the Government's request; a further £150,000 has been requested to carry out the required works listed below.

## **Recommendations**

It is recommended that the Board accepts the costing's and approves the extra funding to allow works to proceed.

## **Background.**

These specific activities relate to the development of the Paul site and will include developing plans for full site infrastructure and servicing with associated environmental mitigation.

The £300,000 that has been allocated will allow development work to be undertaken together with ABP in order to meet investor timescale demands and the site to be moved forward and information to be obtained in line with the requirements of the RGF3 bid.

These will include

1	Feasibility study for assessing the power requirements for the whole site with detailed cost estimates and options analysis. Following on from the detailed report already completed.	£10,000
2	Feasibility study for transport corridor (road & rail) off the public network linking the site with the main dock estate. This would include concept design, site investigations, cost plan and an Environmental Impact Assessment (EIA)	£70,000
3	Supporting information, technical studies and full submission of LDO for the site in accordance with Government Enterprise Zone requirements. This includes environmental monitoring and mitigation measures related to development on a European Site of Special Scientific Interest (SSSI). Specifically agreeing scope	

	of Habitat Regulations Assessment (HRA) with Natural England <b>(already approved by the board at the May meeting)</b>	£150,000
4	Supporting information and technical studies to support redrafting of ERYC Core Strategy LDO for the site in accordance with Government Enterprise Zone requirements	£30,000
5	Technical advice and support to develop a separate RGF funding package (outside the remit of this programme) to deal with the implementation of the schedule of works derived from the above studies. This will include some independent land valuations to support our case and have highlighted Colliers and the District Valuer as potential options (there is little point carrying this work out however until Siemens make a final investment decision as that will have a major impact on surrounding land values)	£25,000
6	Consultation and engagement budget.	£15,000
Total		£300,000