

By: Mark Dance, Cabinet Member for Economic Development
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To: Growth, Economic Development and Communities Cabinet Committee –
13 December 2016

Subject: North Kent Enterprise Zone

Classification: Unrestricted

Past Pathway of Paper: None

Future Pathway of Paper: For consideration by Cabinet Committee

Electoral Divisions: Swanscombe and Greenhithe, Northfleet and Gravesend, Maidstone Rural North

Summary: The North Kent Enterprise Zone will be a catalyst for the growth and development of high value businesses and jobs in north Kent, and will support the establishment of a broader innovation corridor across Kent and Medway.

This report briefly describes the sites included in the North Kent Enterprise Zone, and provides an update on progress prior to its commencement on 1 April 2017.

Recommendation: The Growth, Economic Development and Communities Cabinet Committee is asked to consider and note the report.

1. Introduction

- 1.1** The North Kent Enterprise Zone (NKEZ) is a multi-site enterprise zone comprising three locations, spanning five local authorities (Dartford, Gravesham, Maidstone and Tonbridge and Malling within the Kent County Council area, and Medway) and six sites, namely Ebbsfleet Garden City (three sites), Kent Medical Campus (one site) and Rochester Airport Technology Park (two sites). The sites are described in more detail in sections 3-5 below.
- 1.2** Covering some 64ha and with the potential for 230,000m² of industrial and commercial development, the Zone is expected to support up to 9,900 new jobs and to add £443.5m Gross Value Added to the local economy by 2025/26. It will potentially generate land value uplift of some £87m (£1.37m/hectare) from additional business rates, yielding business rate receipts of over £11.6m annually by 2020, and by £230m over the next 25 years.¹
- 1.3** The NKEZ was announced as an Enterprise Zone in the government's 2015

¹ North Kent Enterprise Zone draft Implementation Plan, 30 September 2016

cement works and associated industrial sites, whose regeneration forms part of the proposals set out in Ebbsfleet Garden City's Implementation Framework launched in September 2016. They will be important elements of the Garden City's commercial offer, and will help connect the International Station to the riverside and provide a catalyst for commercial development and business investment in Ebbsfleet.

3.2 Northfleet Rise



The site is immediately to the east of Ebbsfleet International Station, with proposals to accommodate up to 30,000m² of innovative and flexible floorspace creating 2,500 jobs by 2025/26. The sector focus will be on medical and healthcare research, development and professional training. Working with the landowners, the Ebbsfleet Development Corporation (EDC) intends to facilitate the establishment of a Medical Centre of Excellence and to work with the Kent-based universities to develop incubation space for medical related R&D and spin-out businesses. An investment and implementation plan is currently being put together by EDC .

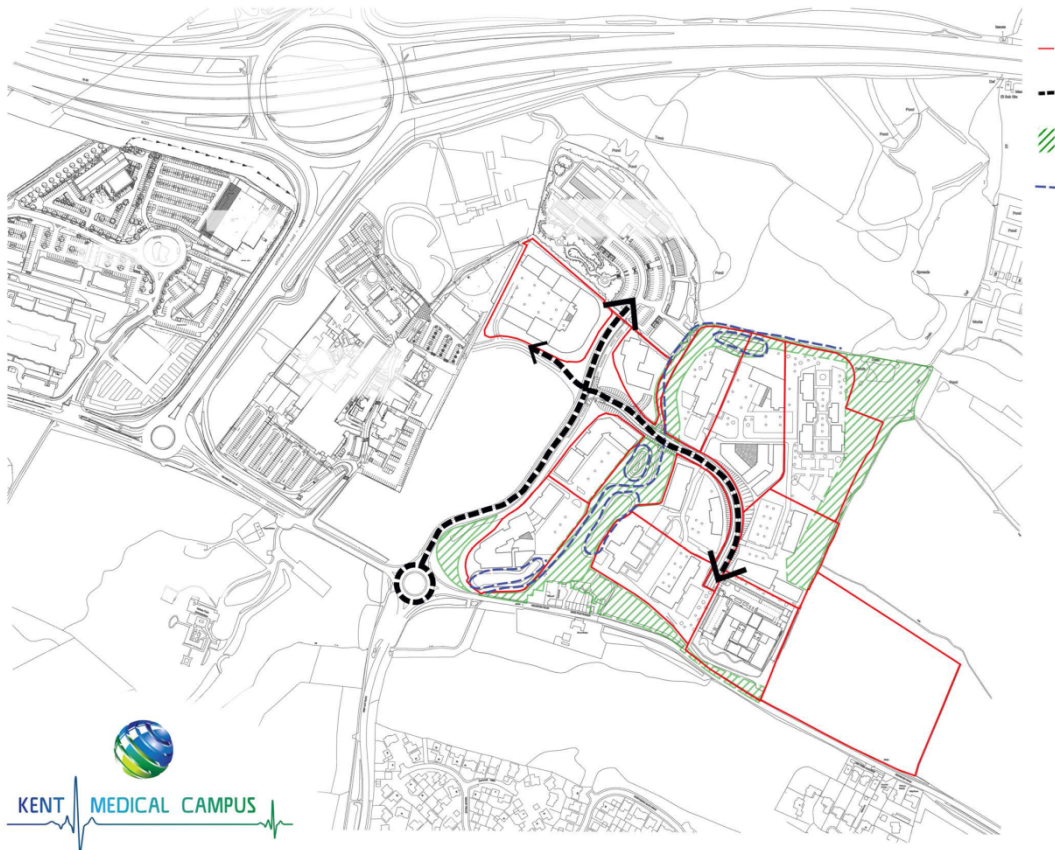
3.3 Northfleet Riverside

Northfleet Riverside comprises two sites (West and East) that will focus primarily on the development of larger sized units with flexible working space and shared facilities available for multiple occupancy, creating 2,400 jobs by 2025/26. The units will be targeted at businesses involved in advanced manufacturing and creative/digital technologies, alongside the provision of specialised technical training. More detailed implementation planning for the West site (16.19ha) is expected to proceed in early 2017 subject to planning approvals, while it is understood that development of the East site (6.18ha), shown below on the right hand side of the image, will be through a joint venture between EDC and Gravesham Borough Council.



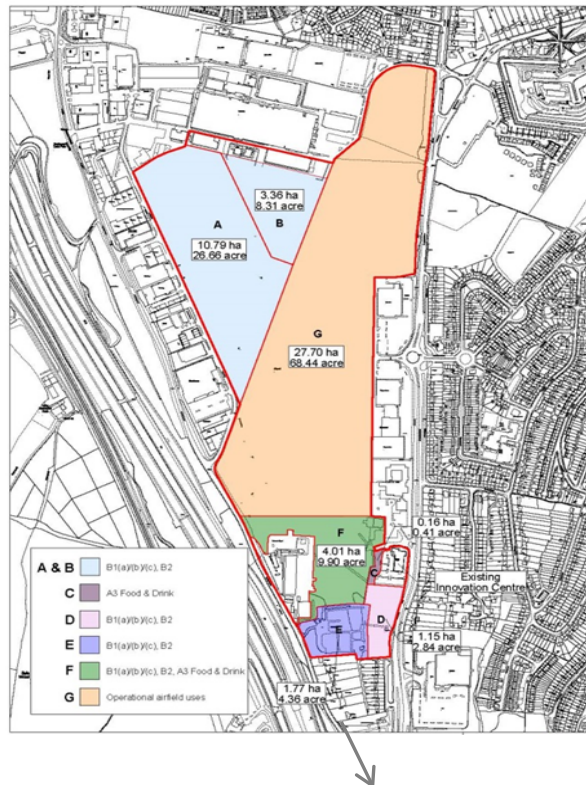
4. Kent Medical Campus (KMC)

4.1 KMC is located next to junction 7 of the M20 at Maidstone, and will be a 16ha medical campus that will complement the Kent Institute of Medicine and Surgery (KIMS) and the Cygnet Healthcare development in 2017/18. It will provide 98,000m² of flexible accommodation for the collocation of medical and life science companies, a neuro-rehabilitation centre and Higher Education training facilities for medical and healthcare professions, creating 3,300 jobs by 2027.



4.2 The KMC site is privately owned, and investment to deliver the site is being led by the developers who have already invested significantly in the site, including £1.4m for the internal access road. Improvements around junction 7 are needed before KMC can be developed to its maximum potential: these are the subject of a £7.5m Local Growth Fund (LGF) bid to government which, if successful, will lever a further £1.4m contribution from the landowner towards offsite highway improvements.

5. Rochester Airport Technology Park

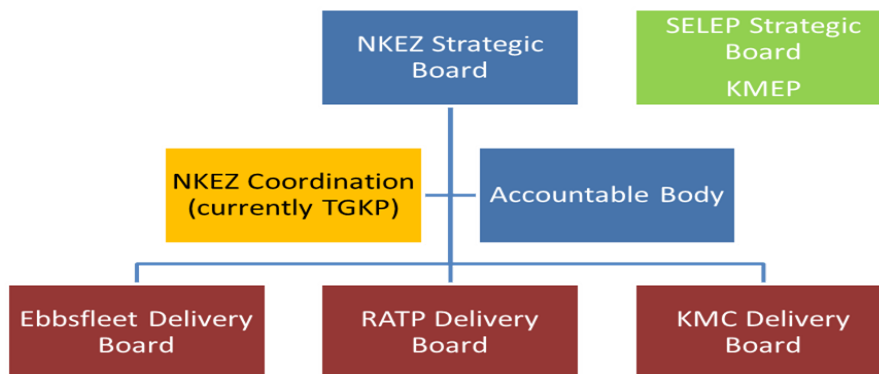


5.1 The Rochester Airport site is owned by Medway Council. Its adopted masterplan sets out an economic vision for the site which will secure a future for a reconfigured operational airport and for releasing both greenfield and brownfield land for commercial development. The masterplan identifies potential to develop some 47,800m² of B2 and B1 commercial space, the focus for which is to support the growth of small and medium sized businesses in the high technology engineering and advanced manufacturing sectors from 2018, creating 1,700 jobs by 2025/26. The council has already secured £4.4m of LGF funding towards the airport’s operational infrastructure, and a further £3.7m has been applied for to provide additional enabling infrastructure. The two sites referred to in paragraph 1.1 above are at the north (A and B on the plan shown above) and south (D and E) of the airport.

6. Governance

6.1 There are two tiers of governance for the North Kent Enterprise Zone, shown below. Each of the three schemes will have a local delivery board, and a Strategic Board has been set up for the whole enterprise zone comprising representatives

from the relevant local authorities (including KCC), Ebbsfleet Development Corporation, Thames Gateway Kent Partnership, Locate in Kent, South East Local Enterprise Partnership and Higher Education. The Strategic Board will provide overall direction and 'brand ownership' for the Enterprise Zone, and will monitor progress against the draft Implementation Plan. The Accountable Body for the Enterprise Zone is Maidstone Borough Council.



6.2 For the individual schemes, the local governance arrangements are set out below. Their membership may be varied from time to time, in response to the relevant expertise that needs to be put together to drive delivery.

(i) Ebbsfleet

The local delivery board arrangements will be tailored according to the different landowner interests involved in each site. The core parties will be Dartford Borough Council, Gravesham Borough Council and Ebbsfleet Development Corporation, with other co-opted industry and higher education experts added as appropriate.

(ii) Kent Medical Campus

The core parties are Maidstone Borough Council and agents for the landowner. Representatives from higher education, Clinical Commissioning Group, Locate in Kent and the Kent Institute of Medicine and Surgery will also be added to the local board.

(iii) Rochester Airport Technology Park

It is understood that the board will comprise Medway Council, Tonbridge and Malling Borough Council and representatives from BAE Systems, Sheppey Industries, Rochester Airport Limited and the University of Greenwich. Other experts may be co-opted as appropriate.

7. Provisional Timeline

7.1 The Enterprise Zone benefits start in April 2017, when business incentives will be available. However, much site preparation and enabling work needs to be done on each of the sites by the local delivery partners. It is anticipated that some premises could be available for occupation from late 2017. By mid-2019, all of the sites will

have some business occupiers, and it is anticipated that build-out will be substantially complete by 2020. The final date for businesses to secure the government funded incentives is 31 March 2022.

8. Financial implications

8.1 There are no financial implications for KCC.

7. Legal implications

7.1 There are no legal implications for KCC.

8. Equalities implications

8.1 Each project will need to consider the equalities implications of development through the preparation of Equality Impact Assessments (EqlAs).

9. Conclusion

9.1 The North Kent Enterprise Zone will be a catalyst for the growth of high value businesses and employment in north Kent, and will provide a stimulus for development across the wider Kent Innovation Corridor.

10. Recommendation

The Growth, Economic Development and Communities Cabinet Committee is asked to consider and note the report.

Background Documents - None

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