



BIG Programme – WESSEX FIELDS

End of Project Report

June 2021

Bournemouth International Growth (BIG) Programme Summary

The Wessex Fields scheme is part of the BIG Programme which is a major economic growth plan focused on improving connectivity, easing congestion, protecting existing jobs and creating new jobs in and around Bournemouth Airport and Wessex Fields.

£41m has been secured by Dorset Local Enterprise Partnership as part of the Dorset Growth Deal to fund a series of transport and infrastructure investments along the A338, B3073 and A348 corridors aimed at facilitating better access into and around Bournemouth Airport as well as unlocking employment land at Aviation Business Park and at Wessex Fields.

The schemes within the BIG Programme delivered by a joint project team of BCP and Dorset Council's include:

- Chapel Gate roundabout
- Hurn Roundabout
- Blackwater Junction (East and West and auxiliary)
- A338 Widening
- Cooper Dean Widening
- Wessex Fields

The above schemes are subject to individual End of Project reports.

What is the BIG programme going to do?

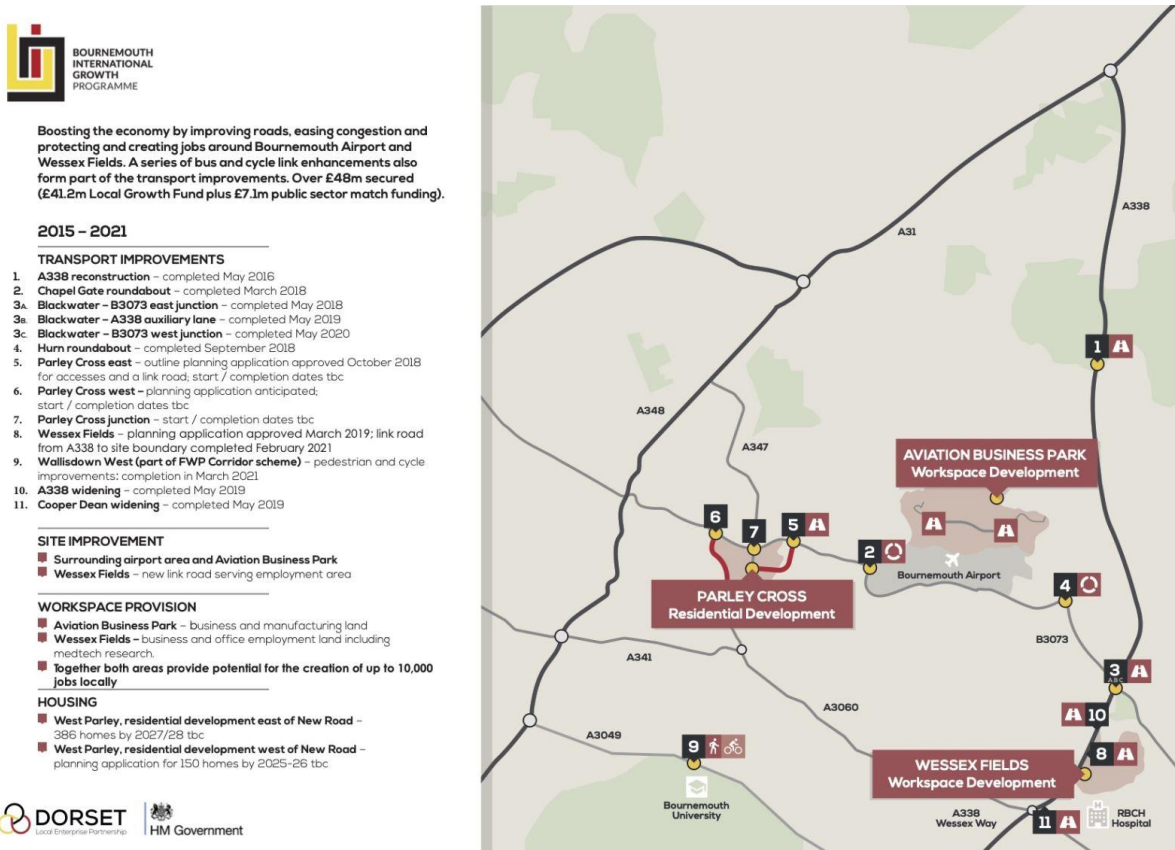
From 2015 to 2025 the BIG Programme will:

- Transform accessibility to and around Bournemouth Airport and Wessex Fields through extensive transport improvements
- Release up to 60 hectares of prime, flexible employment land for high-quality new business premises at the Aviation Business Park and 6 hectares at Wessex Fields
- Provide the single largest employment opportunity in the south-east Dorset conurbation with the potential to create up to 10,000 new highly skilled jobs over the next decade
- Generate up to £500 million of GVA into the area
- Deliver around 350 new homes of which up to 50 per cent are affordable
- Deliver increased broadband capacity to Bournemouth Airport and Aviation Business Park
- Develop a new approach to improve skills and employee development, better tailoring it to the needs of key business sectors (aerospace, aviation, advanced manufacturing, digital media, marine, defence and financial services)

Why is it needed?

Bournemouth Airport is a significant economic asset to Dorset. Alongside the opportunity to unlock employment land at Aviation Business Park and Wessex Fields, an exciting economic growth opportunity exists for the region.

However, existing key link roads and transport networks are congested, inadequate and are acting as a barrier to growth. They are in vital need of reconstruction. In addition, poor infrastructure and lack of housing are hindering growth and need to be transformed if Bournemouth Airport, Aviation Business Park and Wessex Fields are able to reach their full economic potential.



Boosting the economy by improving roads, easing congestion and protecting and creating jobs around Bournemouth Airport and Wessex Fields. A series of bus and cycle link enhancements also form part of the transport improvements. Over £48m secured (£41.2m Local Growth Fund plus £7.1m public sector match funding).

2015 – 2021

TRANSPORT IMPROVEMENTS

1. A338 reconstruction – completed May 2016
2. Chapel Gate roundabout – completed March 2018
- 3a. Blackwater – B3073 east junction – completed May 2018
- 3a. Blackwater – A338 auxiliary lane – completed May 2019
- 3c. Blackwater – B3073 west junction – completed May 2020
4. Hum roundabout – completed September 2018
5. Parley Cross east – outline planning application approved October 2018 for accesses and a link road; start / completion dates tbc
6. Parley Cross west – planning application anticipated; start / completion dates tbc
7. Parley Cross junction – start / completion dates tbc
8. Wessex Fields – planning application approved March 2019; link road from A338 to site boundary completed February 2021
9. Wallisdown West (part of FWP Corridor scheme) – pedestrian and cycle improvements; completion in March 2021
10. A338 widening – completed May 2019
11. Cooper Dean widening – completed May 2019

SITE IMPROVEMENT

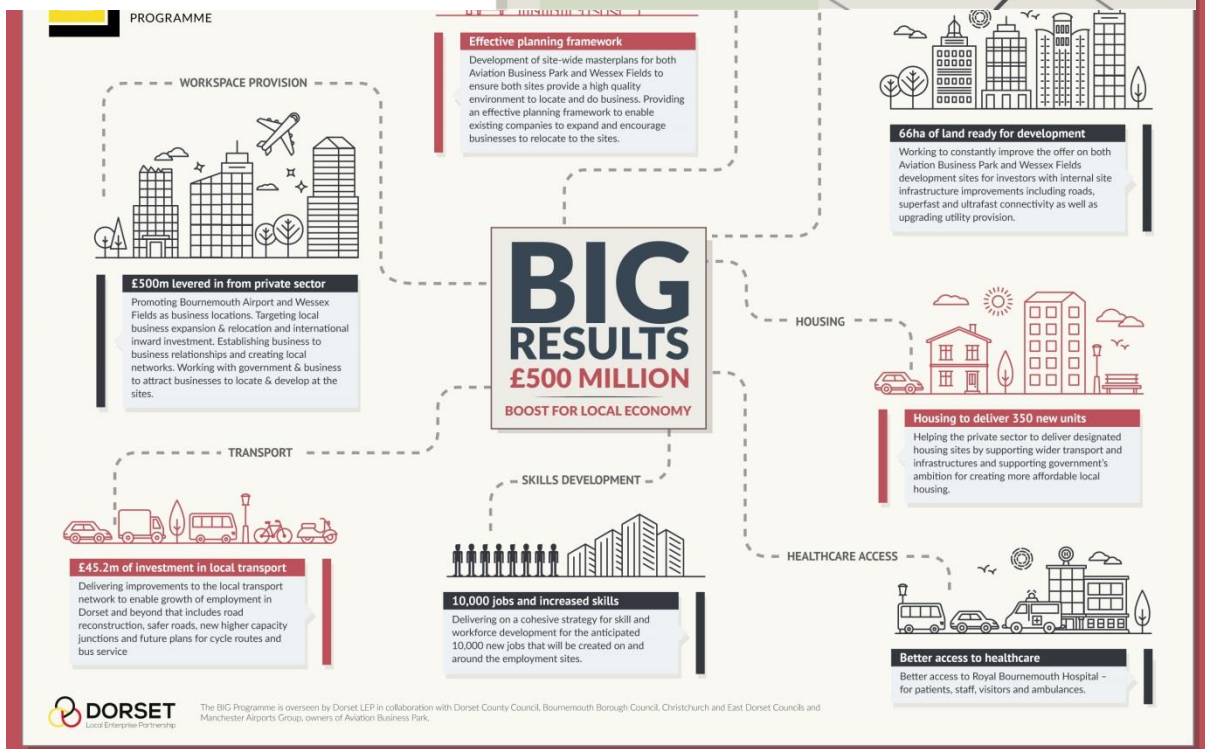
- Surrounding airport area and Aviation Business Park
- Wessex Fields – new link road serving employment area

WORKSPACE PROVISION

- Aviation Business Park – business and manufacturing land
- Wessex Fields – business and office employment land including medtech research.
- Together both areas provide potential for the creation of up to 10,000 jobs locally

HOUSING

- West Parley, residential development east of New Road – 386 homes by 2027/28 tbc
- West Parley, residential development west of New Road – planning application for 150 homes by 2025-26 tbc

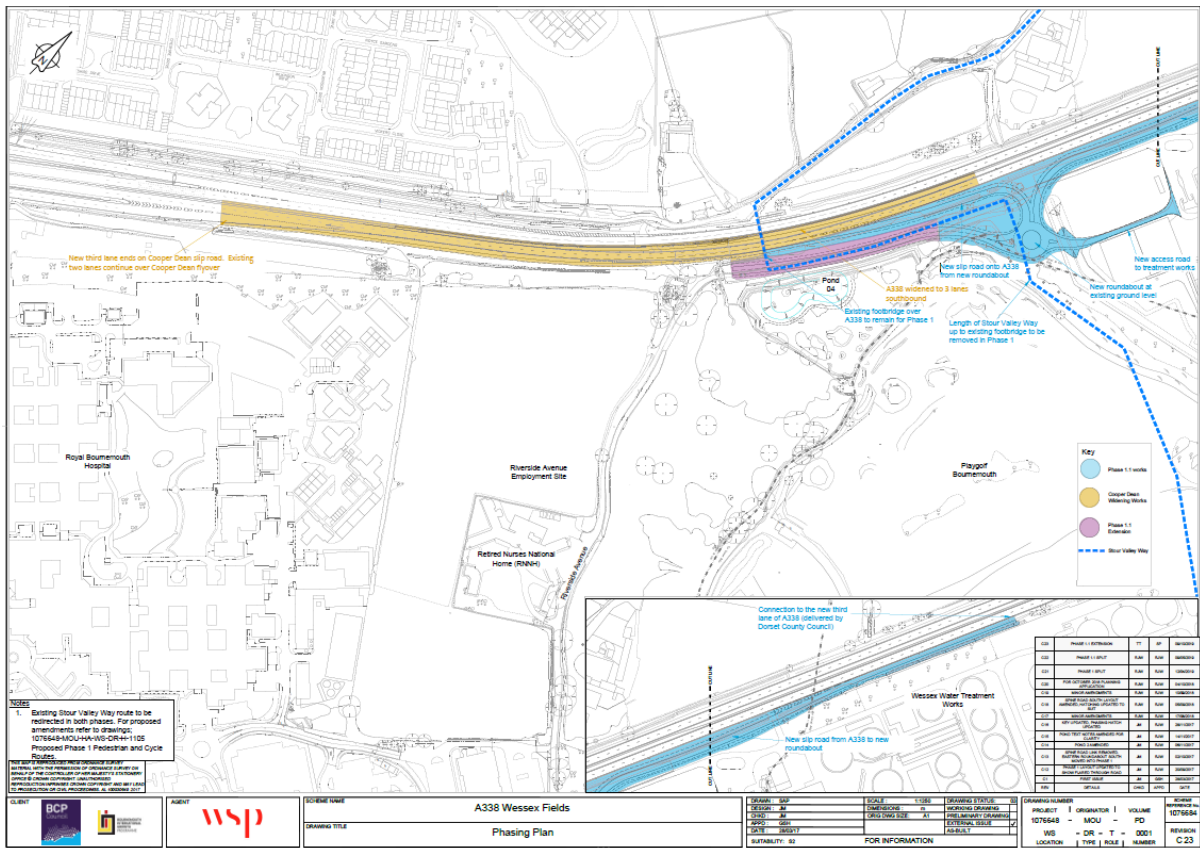


Wessex Fields Project Summary

Dorset LEP initially allocated £8 million of Growth Deal Funding to the Wessex Fields scheme. £2.75m was later reallocated to fund the Cooper Dean Widening works on the A338 to streamline the construction programme and reduce the impact of traffic management on the A338, which is the main dual carriageway into and out of the BCP and wider Dorset conurbations.

The yellow section on the drawing below indicates the Cooper Dean Widening (which is subject to a separate Project End Report and delivered by Dorset Council), the blue represents Wessex Fields Phase 1.1 and the pink, the Extension element. To date, the extension has been constructed adjacent to the Wessex Fields site boundary and only the roundabout to the treatment works and the on/off slips are in operation.

The Wessex Fields site is now being progressed by BCP Council in negotiation with the Hospital and other interested parties to develop the site. Further planning applications will be submitted to the Local Planning Authority in due course, including the continuation of the road into the site. This will be funded wholly by a combination of BCP, developer and third-party contributions.



Funding secured by Dorset LEP has been used exclusively to deliver Phase 1.1 and the Extension to Wessex Fields and delivered by BCP Council.

Work on the project commenced in 2016 and involved the purchase of the development site by the Council along with the submission of two planning applications in 2017 and 2018. Planning Permission was received in June 2018.

Project start date	June 2016
Project construction start date: Phase 1.1 Extension	October 2019 October 2020
Project completion date	February 2021

Outputs

- To enable improved connectivity to the Wessex Fields development site to the wider transport network
- To enable the development of the Wessex Fields site with 500 jobs forecast to be created
- To enable improved pedestrian, cycle and public transport facilities to be provided within and through the site
- Improved access to Wessex Water Treatment Works to avoid large tankers using Riverside Avenue
- Installation of landscaping, fencing and signage
- Sustainable, low maintenance drainage

Outcomes

The Wessex Fields scheme upon completion will contribute to the following outcomes being achieved.

Outcome	Number
Total land unlocked (Ha) at Wessex Fields	6.07
Total length of new road (up to June 21) *	0.7km
Forecast jobs to be created	500
Forecast commercial floorspace (sqm) **	36,500

*This will be increased upon completion into the development site

**Proposed floorspace within the site to support 500 jobs

Outcomes will be monitored on a quarterly basis and reported to Department for Business, Energy and Industrial Strategy until March 2025.

Benefits Realised to date

- Phase 1.1 and the Extension delivered on time and on budget.
 - A new roundabout and access to Wessex Water Treatment Works from the A338
 - The removal of HGV's associated with the Treatment Works from Riverside Avenue
 - Riverside Avenue has been Stopped Up to any through traffic beyond the Nurses Home, enabling a quiet pedestrian and cycle route to the A338 overbridge to Holdenhurst Village, Throop and beyond
 - The access into the Wessex Fields site has been constructed to the A338 overbridge in accordance with the Planning Permission. This access road into the site is to be extended upon the completion of development of the site, appropriate to its future use in line with the master planning for the site.

Finances

The table below defines the allocation received and utilised from Dorset LEP – Growth Deal funding together with the match funded spend (local contributions) for completion of the Wessex Fields Scheme.

	DLEP Funding	Match Funding	Total Funding
Total Funding	£5,481,850	£2,133,820	£7,615,670

Significant additional local contribution and third-party funding will be utilised to deliver the BCP Council commitments for:

- Continuation of the link road into the site
- Cycle, pedestrian and public transport improvements into and through the site

Change Requests

January 2020: transfer of £783,850 from the Cooper Dean Widening scheme to Wessex Fields. Scheme costs were significantly higher than originally forecast when the bid to the LEP was originally submitted.

September 2020: reduction in the overall funding and extension of the Grant Agreement from December 2020 to the end of February 2021 to mitigate external delays that impacted delivery.

Lessons Learned

- Significant impacts due to the requirement for planning permission which led to increased costs and delays to the programme
- Change of BCP Council administration halfway through the programme resulted in a change to the objectives for the Wessex Fields site
- Savings made by altering the programme to deliver elements of the Wessex Fields scheme in advance as part of the Cooper Dean Widening
- Partnership working between the Councils, consultants and contractors realised savings across the programme

Photos



Image 1: New access into the Treatment Works



Image 2: The new roundabout with the on/off slips to the A338



Image 3: The Extension looking towards the roundabout at the Treatment works and the on slip to the A338. New signage to the bottom left of the photo

Contacts

Dorset LEP

Rosie MacNamara

macnamara@bournemouth.ac.uk

BCP Council

Claire Clark

Claire.clark@bcpcouncil.gov.uk