

Chichester District Council

Overview and Scrutiny Committee

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Southern Gateway, Chichester - Implementation

1. Contact

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2. Recommendation

2.1 That the Committee is requested to consider the draft Project Initiation Document, attached as Appendix 1, and to make any comments they wish to for consideration by Cabinet.

2.2 That the Committee is requested to nominate one of its members to sit on the proposed Chichester Growth Board as an observer.

3. Background

3.1 This project involves the regeneration of an area of circa 12 hectares (30 acres) of brownfield land with potential housing, business, leisure and commercial uses. The project will bring significant improvements to the, public realm, transport infrastructure, enhancements to the quality of the environment including improved pedestrian linkages to the city centre and the regeneration of the only canal basin in West Sussex. The map (appendix 2) shows the key development sites.

3.2 The project is described in more detail in the Project Initiation Document (PID) (see Appendix 1). It builds on the Southern Gateway – Preparation of Masterplan PID approved by Cabinet in June 2016. The PID sets out why and how the implementation phase should proceed, who is involved and their responsibilities. It will provide the baseline for the project's management and for an assessment of its overall success.

3.3 However, this report is not concerned with the content of the Masterplan itself. This will be the subject of separate consideration by Cabinet and Full Council in November 2017. Formal sign off of this PID by Cabinet will not take place until after, and if, the masterplan is adopted by Council.

4. Outcomes to be achieved

4.1 The outcomes, and the associated outcome measures, of the regeneration project are more fully set out in the PID (section 4) with the final totals being subject to the adoption of the Masterplan. They fully support key corporate priorities contained in the Sustainable Community Strategy, Corporate Plan, Local Plan, Housing Strategy and Economic Development Strategy as well as

important countywide, regional (LEP) and national objectives associated with housing delivery and growth.

5. Proposal

- 5.1 That the Overview and Scrutiny Committee consider the draft Project Initiation Document, attached as Appendix 1, and make any comments they wish to for consideration by Cabinet. The Committee should contain their comments to the processes proposed for successful delivery of the regeneration and not the content of the masterplan which is the subject of a separate approval process in which all members will be engaged.
- 5.2 The Masterplan process has been managed by a Steering Group of members and senior officers from key organisations and partners including the Homes and Communities Agency (HCA) and WSCC. It is likely that in the near future a “Growth Deal” will be agreed with WSCC that will ensure resources are directed to the areas of maximum need so that key projects are delivered. Whilst the deal will be signed off by leaders and the Chief Executive it is likely that a Growth Board, which will incorporate the role of the Vision Implementation Group, the Southern Gateway Project Implementation Group and the Infrastructure and Joint Member Liaison Panel, will be formed. This Board, which will consist of members and officers from CDC and WSCC, will provide a strategic oversight to a range of projects including the Southern Gateway implementation. The officer implementation project group will continue and report progress to the Board.
- 5.3 In order that the Overview and Scrutiny Committee are able to maintain a link with project progress the Committee is invited to nominate one of their members to sit on the proposed Chichester Growth Board as an observer.

6. Alternatives that have been considered

- 6.1 The options for delivery are set out in full in section 8 of the PID.

7. Resource and legal implications

- 7.1 Finance: existing approved capital budgets will be utilised to get the project to development brief stage/market. Acquisition costs will be the subject of further reports to Cabinet and may be funded by the development partner depending on timing. The gap between relocation costs compared to the value of sites released will be covered, in part, by grant bids submitted.
- 7.2 Retained legal consultants are in place together with in house support and expertise, particularly Compulsory Purchase Order (CPO) and development conveyancing. Retained property expertise is also engaged to support the in-house expertise in this area.
- 7.3 Staffing implications – in house resources are sufficient to progress this project, provided external consultancy remains in place.
- 7.4 IT requirements – none

7.5 Property implications – these are significant for the Council’s own land holdings and our interests will be protected via development agreement(s) with any prospective developer.

8. Consultation

8.1 The provisional Communications approach is set out in section 12 of the PID. This will be developed into a Communications Strategy for the project as an early action.

9. Community impact and corporate risks

9.1 This project will have a long term positive impact on the community once the short term dis-benefits to existing occupiers, businesses and residents have passed. These are set out in sections 2, 3 and 4 of the PID.

9.2 The risks together with the measures that will be taken to manage those risks are set out in the risk log contained in section 13 of the PID.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime & Disorder: The development will be completed to secure by design standards.	x	
Climate Change: The development will comply with at least BREEAM good standards which will far exceed the standard of the buildings currently on site.	x	
Human Rights and Equality Impact: Should a CPO be required an Equality Impact Assessment will be completed.	tbc	
Safeguarding and Early Help:		X
Other (Please specify): e.g. Biodiversity		X

11. Appendices

11.1 Project initiation document (PID) - Southern Gateway Implementation

11.2 Development plan area

12. Background Papers

12.1 None