

Chichester District Council

THE CABINET

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Southern Gateway Chichester Masterplan Implementation

1. Contact

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2. Recommendation

- 2.1 That subject to the Southern Gateway Masterplan being adopted by the Council the Cabinet approves the Project Initiation Document attached at appendix 1 to the agenda report.**

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 is the subject of separate consideration by the Cabinet elsewhere on this agenda and the Council on 21 November 2017.

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. The outcomes will be kept under regular review as the project progresses and as key milestone points are reached e.g. appointment of the development, planning consent etc.

5. Proposal

- 5.1 That Cabinet consider and approves the PID, attached as Appendix 1. The content of the masterplan is the subject of a separate report on this agenda. Any approval of this PID by Cabinet is subject to the masterplan being adopted by Council.
- 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 remains to 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.

6. Alternatives 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 progress 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 PID has been prepared and approved by the Southern Gateway Project Group which includes representation from the strategic partners i.e. WSCC and the Homes and Communities Agency as well as District Council staff.
- 8.2 The Overview and Scrutiny Committee considered the draft PID at their meeting on 12 September 2017. The attached PID was approved by the Overview and Scrutiny Committee subject to it incorporating their feedback. Overview and Scrutiny committee requested an observer to sit on the Steering Group/Growth Board. The governance arrangements are being finalised and will be the subject of a future report to Cabinet.
- 8.3 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 and 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) eg biodiversity		X

11. Appendices

- 11.1 Project initiation document (PID) - Southern Gateway Implementation
- 11.2 Development plan area

12. Background Papers

- 12.1 None