

## Southern Gateway Regeneration – development brief

### 1. Contacts

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### 2. Executive Summary

This report updates the Committee on progress with the implementation of the Southern Gateway Regeneration project and specifically requests the Committee's consideration of the draft Development Brief before it is formally considered by Cabinet and partners via their own governance channels.

### 3. Recommendation

- 3.1 To provide comment to Cabinet on the draft Development Brief (Appendix 1)

### 4. Background

4.1 The District Council approved the Southern Gateway Masterplan on 21 November 2017 (see) [www.chichester.gov.uk/article/29385/About-the-Southern-Gateway](http://www.chichester.gov.uk/article/29385/About-the-Southern-Gateway) and the PID associated with the implementation of the Masterplan on 7 November 2017. On the 27 March 2018 the District Council signed a Funding Agreement that secured £5m from the LEP to support the implementation of the project.

4.2 Council officers along with appointed consultants JLL (property) and Browne Jacobson (legal) and the strategic partners Homes England and WSCC have been undertaking work to implement the project via a project team chaired by Paul Over. This work has now reached a stage where consideration of a development brief (to be utilised in the marketing of the opportunity) is required in order to progress the implementation in accordance with the objectives approved and contained within the PID.

4.3 Key achievements since the PID approval have been:

- Securing £5m of LEP funding by CDC
- Completion of site specific studies e.g. archaeology, contamination, services etc.
- Appointment of legal consultants
- Preparation of consultation material including a dedicated website
- A series of presentations to local groups and organisations to raise awareness of the project
- Soft Market testing
- Development Appraisal
- Official confirmation by the Ministry of Justice that the courts will close on the 21 December 2018

- Agreement to provide alternative “pop-up” court provision at EPH
- Acceptance of the project on the Department for International Trade overseas investment mission
- Identification of relocation sites for Royal Mail and Stagecoach

4.4 The work stream relating to the development brief has now been progressed to a stage where the Overview and Scrutiny Committee is invited to comment on the draft before obtaining approval via the appropriate governance arrangements of each of the strategic partners i.e. CDC (Cabinet meeting on 2 October), WSCC and Homes England.

4.5 The brief effectively is a statement to the market that builds upon the adopted Masterplan and provides a degree of direction to prospective developers as to the nature and content that their submission and draft proposals should contain. Developers submissions will, amongst other things, be tested against the brief.

## **5. Outcomes to be achieved**

5.1 As set out in the approved PID.

## **6. Proposal**

6.1 The draft Development Brief is included in Appendix 1. Members are reminded that the brief, whilst expressing the needs of the strategic partners, also remains viable and deliverable. The Committee’s comments on the Development Brief are therefore requested and will be fed into the final version to be considered by Cabinet on the 2 October.

## **7. Alternatives that have been considered**

7.1 These were fully explained within the previously approved PID. Whilst there is no option but to produce a development brief prior to offering the opportunity to the market the content of the brief can have multiple options which will be analysed for deliverability before going to the market or will be assessed once scheme submissions are made.

## **8. Resource and legal implications**

8.1 Further reports will be made to the partners own governance arrangements prior to accepting financial bids from any partner. It will be a matter for each partner whether they wish to invest (on a commercial basis) in any element of the development.

8.2 The procurement process adopted will be compliant with appropriate EU legislation and the Contract and Financial Standing Orders of CDC as the lead partner.

8.3 All partners have committed staff to the next phase and consultancy support is in place.

8.4 All partners have property interests (as well as corporate interests to support the economy, deliver housing etc.) which will be protected via the legal agreements to be executed.

## 9. Consultation

- 9.1 The development brief has been informed by a Soft Market Test which engaged the developer, funding and occupier markets and has been developed in conjunction with strategic partners with consultancy support.
- 9.2 CDC and WSCC members were engaged in a members workshop held on 3 September to further inform the wording of the development brief. Other key parties e.g. the University have also been consulted on the brief and their feedback is awaited.

## 10. Community impact and corporate risks

- 10.1 The significant social impacts of this project are already well described in the approved PID as they relate to new housing provision, public realm, and business space and visitor economy.
- 10.2 However, the development will also be undertaken in accordance with the District Council's approved Developer Charter so as to maximise the social impact in areas such as local employment, training opportunities etc.
- 10.3 Through the One Public Estate Programme, of which this scheme is a part, the opportunity to deliver a community health hub as part of the development is also reserved within the draft brief. This is subject to confirmation of health sector funding and demand and could bring together a wide range of health related programmes in one location.

## 11. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime &amp; Disorder:</b> the development will be delivered using secure by design standards	x	
<b>Climate Change and Biodiversity:</b> The development will be undertaken to BREEAM "very good" standard which will be a positive improvement on the buildings that are currently on site.	X	
<b>Human Rights and Equality Impact:</b> in the event that a CPO resolution is required a full EIA will be undertaken as part of the report	X	
<b>Safeguarding and Early Help:</b> the development will increase demand for health services, education etc. This will be accommodated by making provision for a potential community health hub and via CIL contributions to support the delivery of aspects of the development.	X	
<b>General Data Protection Regulations (GDPR):</b> Any public CCTV systems installed will comply with and be operated in accordance with GDPR	X	
<b>Other (Please specify):</b> e.g. health and wellbeing		x

## 12. Appendices

- 12.1 Draft Development Brief

## **13. Background Papers**

13.1 None