

Project Documentation - Initial Project Proposal Document

Project: Land at western end of Terminus Road, Chichester

Author: Vicki McKay, Property & Growth

Version: 1

1. Purpose of Document

The purpose of this document is to consider the options available in respect of use of the land areas at the far western end of Terminus Road, Chichester, as highlighted on Plan No.5855 at Appendix 1.

2. Project Description

This project will look at the options available to the Council to bring into use the current 'scrubland' areas of land at the western end of Terminus Road, Chichester, sited between the Enterprise Centre and the A27 Fishbourne roundabout. The project will focus on potential uses that generate revenue income for the Council.

In scope:

Land areas as highlighted on the plan at Appendix 1, including any highways or other access works required to facilitate productive use of the land.

Out of scope:

Land elsewhere on Terminus Road, including currently undeveloped land to the south of the road adjacent to land used at present for gas storage, where a high pressure gas line runs through CDC's land at the south-eastern corner of the site.

3. Background

- The Council's Economic Recovery plan sets out that support for businesses is a key action area. There is already evidence of sustained demand for industrial/storage premises and it is anticipated that demand for these uses will grow, despite general uncertainty in a 'post Covid19' market.
- Current occupiers of premises on Terminus Road have an unmet need for storage space and/or parking and the land in question is well located for these existing occupiers.
- This project will generate additional revenue income, the level of which will be determined once the use of the land is agreed.

4. Outcomes to be Achieved

- A high level options appraisal of the possible opportunities for the land will identify the detail outcomes for this project which will include: opportunities for income generation and/or reduction in costs to the Council.
- Likely timescales for putting the possible options into action.
- Any risks associated with each options of delivery.

5. Timescales

There is no specific urgent timescale for this project, however offering the land for commercial rental will bring forward additional income, although that would need to be balanced against the initial enabling costs.

It is well known that there is a need for additional commercial space in the Terminus Road area, including for parking, vehicle storage and general industrial use storage. Bringing this project forward now will enable the Council to seek to fulfil that demand before it is met elsewhere.

6. Project Costs and Resources

	Costs (£)	Source
One-Off	<p>External consultants may be required to assist in developing possible options, plus costs for planning permission or other consents required. Based on similar work undertaken elsewhere, allow a sum of £8,000 - £10,000.</p> <p>The exact capital costs of implementation are unknown until the option appraisal is completed. Indicative figures suggest cost could range from £50,000 to £90,000, depending on detail of construction and finish and based on an area of 2,000 square metres, which is roughly 50% of the site area.</p>	<p>Reserves</p> <p>TBA</p>
Revenue	No income is currently received from the land; the project will identify possible income opportunities. A 2,000 square metre site used for parking could generate in the region of £20-30,000 per annum.	TBA
Savings	There may be some small savings from repairs and maintenance and dealing with unauthorised camping on the land.	TBA
Services to be involved in the project delivery	Property and Growth, Development Management, Environmental Protection, plus the appointment of external consultants.	

7. Benefits vs. Cost

An appraisal of the options for using this land will include a cost/benefit analysis, which will include an assessment of expected return against cost. The proposed uses complement CDC's existing portfolio and tenant mix.

8. Identify Risks

The Council runs the risk of losing income opportunities through failure to meet demand if use of this land is not considered.

The Council may not receive immediate financial benefit should there be a need identified for capital outlay in respect to enabling works.

Changes to bring this land into use will need WSCC Highways consent and planning permission, both of which are a risk as at this early stage only general discussions have taken place in these areas.

Appendix 1

