

# Chichester District Council

CABINET

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## Barnfield Phase 1 and 2a – Post Project Evaluation

### 1. Contact

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### 2. Recommendation

**Cabinet is recommended to:**

- 2.1. Note the Post Project Evaluation (PPE) for the development of land at Barnfield, Chichester Phases 1 and 2a.**

### 3. Background

- 3.1.** The development of the Council's land at Barnfield, Chichester has been undertaken by a third-party developer. This report is therefore a review of those arrangements and outcomes rather than a 'post project evaluation' in the usual sense.
- 3.2.** The land, sited to the east of the city centre, was considered in 2 main parcels, known as Plots 1 and 2. A site plan is included as Appendix 1.
- 3.3.** In 2003, Brookhouse developed the Homebase store via a lease of land owned by the Council (Plot 1a), with other land in this 'phase' having been developed in prior years by Discovery Properties. Following appropriate procurement and due diligence processes, an Agreement for Lease between the Council and Brookhouse for the remaining Barnfield land was completed in 2011. Cabinet resolutions from that year supported the development of 'out of town' retail provision through a joint venture with Brookhouse and agreed that the then Director of Employment and Property agree terms for that agreement and subsequent leases for individual development sites.
- 3.4.** The remainder of Plot 1 (Plot 1b) has now been developed under the agreement with Brookhouse, with part of the land at Plot 2 (Plot 2a) more recently being developed to provide a Lidl foodstore.
- 3.5.** The remaining land (Plot 2b) remains covered by the agreement with Brookhouse, who will bring forward market led development opportunities as appropriate.

## **4. Post Project Evaluation**

- 4.1 The Post Project Evaluation (PPE) provides a review of how the Barnfield Development has performed against the original intentions set out in the Agreement for Lease and subsequent supplemental documents. It allows lessons learned to be passed on to other projects and ensures that provisions have been made to address all open issues and risks alongside follow-on actions and recommendations where appropriate. It also provides the opportunity to assess any expected outcomes that have already been achieved and/or provide a review plan for those outcomes yet to be realised.
- 4.2 Detail of the development undertaken to date is as set out below. The financial detail of the development to date is contained in Appendix 2 (exempt).
- 4.2.1 Phase 1A  
Homebase formed the key development of the earliest phase of the Barnfield development, with other earlier construction completed to deliver a pub/restaurant and a wholesale carpet warehouse.
- 4.2.2 Phase 1B  
This comprises a development of Aldi stand-alone store, plus a terrace of units initially housing Halfords, Wickes and Iceland (Food Warehouse), which is complete and trading. The Wickes unit has more recently been assigned to Home Bargains.
- 4.2.3 Phase 2A  
This accommodates the Lidl store that opened in March 2020, which was later than planned due to delays in the highways works.

## **5. Contract Monitoring and Performance**

- 5.1 A summary of the contractual position is contained at Appendix 2 (exempt). Regular meetings take place between the Council and Brookhouse to discuss market activity and any contractual matters.
- 5.2 Independent professional valuation and legal advice has been obtained, which confirms that best consideration is maintained with Brookhouse and that appropriate indemnities are in place to protect the Council.

## **6. Consultation**

- 6.1 Formal consultation on the development proposals has been carried out through the planning permission process.
- 6.2 This report has been considered by the Overview and Scrutiny Committee, with questions relating to the type of development, planning conditions and revenue income responded to.

## **7. Community impact and corporate risks**

7.1 Development of the land at Barnfield has created local jobs and provided additional business investment into the area. Ongoing liaison between the Council and Brookhouse ensures any risks can be identified at an early stage and steps taken to mitigate their impact.

## 8. Other Implications

	Yes	No
<b>Crime &amp; Disorder:</b> The additional employment opportunities created by the construction of the centre could help reduce incidents of crime and disorder.		X
<b>Climate Change:</b>		X
<b>Human Rights and Equality Impact:</b>		X
<b>Safeguarding:</b>		X
<b>GDPR</b>		X

## 9. Appendices

9.1 Appendix 1 – Location plan

9.2 Appendix 2 – Financial and contract detail summary (Part II)

## 10. Background Papers

10.1 None