

# Chichester District Council

THE CABINET

10 January 2017

## Southern Gateway

### 1. Contacts

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### 2. Recommendation

- 2.1. That the Council is requested to allocate £75,000 capital reserves to fund specialist consultancy support for the implementation of the Southern Gateway project.
- 2.2. That the Cabinet authorises the acquisition of the property known as 45 Basin Rd Chichester subject to terms being reported to a future meeting of the Cabinet
- 2.3. That the Cabinet authorises the Head of Commercial Services or her authorised officer to enter and survey or value the land in connection with the proposal to acquire an interest over the land as provided for under section 172 of the Housing and Planning Act 2016 on notice to the owner or owners of the land.
- 2.4. That the Cabinet authorises Legal and Democratic Services Manager to seek a court warrant or warrants to enter and survey the land as provided for under section 173 of the Housing and Planning Act 2016 if access to the site is refused by the owner/s or occupier/s.
- 2.5. That the Cabinet authorises the Executive Director to make payments in compensation for damage as a result of the exercise of the power conferred by section 172 of the Housing and Planning Act 2016.

### 3. Background

- 3.1. At the meeting in June 2016 the Cabinet approved a Project Initiation Document (PID) and funding for the first phase of this major regeneration project i.e. the Master planning element. This work has been commissioned and is well underway. It is expected that, following consultation, the masterplan will be reported to the Cabinet for adoption as a Supplementary Planning Document (SPD), potentially in September 2017.

- 3.2. In the meantime however, preparatory work has been undertaken in anticipation of the final masterplan being reported to the Cabinet for approval, to ensure that continuation of the project proceeds smoothly into the implementation phase. Discussions have been held with all landowners to understand their aspirations; relocation needs of existing occupiers assessed and some strategic consideration of how the regeneration project is to be managed.
- 3.3. A bid for Local Growth funds was submitted, and whilst not successful, is ready to be resubmitted once the masterplan and Vision is approved. In addition the project is included in the countywide One Public Estate programme and a bid has been made to the Local Authority Capacity Fund (HCA) which should also provide further funding support if approved.
- 3.4. Whilst much of the work that is required to deliver the project can be resourced from within the Council's or partners resources, the scale and nature of the development, demands that specialist consultancy support is engaged. This is especially so in relation to property advice in relation to certain specialist sectors and legal and property advice concerning contracts; strategic partnerships; Joint Venture Companies and Compulsory Purchase.

#### **4. Outcomes to be Achieved**

- 4.1. The effective resourcing of the implementation of this project will support the delivery of the outcomes set out below:
  - (a) 1245 new jobs;
  - (b) protect at least 200 existing jobs;
  - (c) 250 new homes/student accommodation;
  - (d) 15,000 sqm of business/retail and leisure floorspace (onsite) plus 4,000 sqm of off-site relocation space if required.
  - (e) Leverage of private sector investment
  - (f) An opportunity for the Council to be an investment partner in the redevelopment

#### **5. Proposal**

- 5.1. It is proposed that £75,000 be allocated from capital reserves to fund specialist consultancy support, to work alongside Council officers, for the implementation of the Southern Gateway project. This will enable the completion of a PID for the implementation phase to be reported to Cabinet in parallel with the adoption of the masterplan, potentially in September 2017. Land owning partners will also be approached to supplement this funding.
- 5.2. In addition it is considered beneficial at this stage to acquire the property known as 45 Basin Rd Chichester (shown for illustrative purposes only on drawing no. 5373 attached as Appendix 1). The property is a privately owned vacant bungalow that sits within the Council's Basin Rd car park. Once terms are agreed these will be reported to the Cabinet for approval.

## **6. Alternatives Considered**

- 6.1. The alternatives are that either the project does not proceed or that it proceeds without the engagement of specialist advice. In the first instance the Cabinet has already shown significant enthusiasm for this project which is consistent with the aspirations of the emerging Chichester Vision (reported elsewhere on this agenda). Therefore to not proceed at this stage would be inconsistent with that previous support. Secondly, to proceed without specialist support, would place the project at greater risk of failure. These resources will only be utilised to fill gaps in existing knowledge.
- 6.2. The private bungalow is in a location which, if excluded from the potential development, could impact negatively upon the effective implementation of a development. On balance therefore it is considered beneficial to include this property in the redevelopment, to bring ownership of the land into the public sector and in so doing maximise the benefits of the regeneration of the area.

## **7. Resource and Legal Implications**

- 7.1. This report contains a request to supplement existing authorised Council resources and purchase one private property. Appointments will be made in accordance with contract standing orders. There are no specific ICT requirements and the property implications (which will be significant) will be detailed in the forthcoming PID together with any further resource implications.
- 7.2. If a private purchase of the property cannot be achieved then alternative statutory mechanisms will be considered. These would be the subject of further reports.
- 7.3. In relation to the purchase of the property section 172 of the *Housing and Planning Act 2016* provides the right to enter and survey land in connection with “a proposal” to acquire an interest in or a right over land. Authorisation to exercise these powers, if needed, is sought in this report.

## **8. Consultation**

- 8.1. Consultation has already taken place with major landowners. An internal officer group has also been formed. Further consultation will be undertaken in association with the consideration of the Chichester Vision and Masterplan for the Southern Gateway. Feedback from these two exercises will be reported to Cabinet. Local members from the district, county and city councils have also been briefed as has the Chamber of Commerce and Industry.

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

- 9.1. It is anticipated that the regeneration of the Southern Gateway area will bring positive benefits to all aspects of the community. New business premises; starter homes and leisure space is planned together with improvements to public realm. This will support the community generally but will also enhance facilities that are relevant and needed for our student and tourism sectors. Opportunities will also be included that improve the attractiveness of the area to pedestrians

and cyclists.

9.2. Any risks with the project will be fully detailed in the PID.

## 10. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime &amp; Disorder</b> Any redevelopment will be undertaken in accordance with secure by design standards	X	
<b>Climate Change</b> Any redevelopment will be undertaken in accordance with the most up to date sustainable standards	X	
<b>Human Rights and Equality Impact</b> An Equality Impact Assessment will be undertaken alongside the PID but it is not anticipated that there will be any adverse impacts. Should the use of compulsory purchase powers be required these will be implemented in accordance with appropriate legislation.		X
<b>Safeguarding and Early Help</b>		X
<b>Other</b> (please specify) eg biodiversity		X

## 11. Appendices

11.1. Drawing no 5373 45 Basin Rd Chichester

## 12. Background Papers

12.1. None