

APPENDIX C - MAJOR PROJECTS RISKS								
Category	Ref	Risk / Opportunity	Latest update and Internal Controls	Owner	Impact	Likelihood	Risk rating	Status
<b>Major Projects</b>								
Major Projects	MP1	Union Place development - Risk that the Council will be delayed in bringing the site forward as a mixed use development.	June 2023 - Significant progress made on Joint Venture with Roffey Homes which will be formally entered into in Summer 2023, with planning application to follow shortly thereafter. Some risk attached to the commercial, procurement and state aid elements of the joint venture while opportunity for commercial return from the partnership will come forward in time.	CC/JA	Minor	Unlikely	Low	No change
Major Projects	MP2	Decoy Farm development - Risk that that a new commercial/industrial development is delayed and that the commercial benefits to the Council of owning a large industrial estate are not realised.	<p>June 2023 - Planning permission granted in full at March 2023 planning committee. Review/ outline business case underway to determine whether to proceed with development or dispose of the site to enable private sector to deliver the scheme.</p> <p>Local Growth funding of £4.84 million secured to reduce the risk of the project and to ensure a viable redevelopment.</p> <p>Work completed to inform development proposals. Business case prepared and submitted to Coast to Capital. Funding drawn down. .</p> <p>Deliverable development strategy in place.</p> <p>Commencement of testing and onsite works ensures that progress is being made and LEP funding will be secured in line with agreements.</p>	CC/JA	Minor	Unlikely	Low	Improved

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Major Projects	MP3	Development of former Adur Civic Centre - Phase 1 and Phase 2 - Risk that development will not proceed or will be delayed and the social, economic and environmental benefits of development will not be realised.	<p>June 2023 - Planning permission granted for the full redevelopment of the site. Recent tree protest and occupation placed delivery in jeopardy, however, successful negotiation between community groups, councillors and Hyde Housing has ensured a way forward on the scheme. Current build cost inflation places development viability in a tighter position than before, but subsidy from Homes England means that the scheme is likely to proceed. Early construction of drainage works etc is now completed.</p> <p>Phase II - Project plan for bringing site to market.</p> <p>- Site advertised for disposal/development going through process.</p> <p>Disposal of site agreed to Hyde Housing Group. Planning application submitted August 2021 and approved in February 2022. .</p>	CC/JA	Minor	Moderate	Medium	Worse
Major Projects	MP4	Redevelopment of the Grafton development site - Risk that the development does not proceed in order to create residential units, new car parks and public realm improvements.	June 2023- with a clear progress being made on other sites, work has commenced on determining how to engage with a development partner for the site. Plan to bring to market for redevelopment in late 2023.	CC/JA	Moderate	Moderate	Medium	Worse
Major Projects	MP5	Provision of flood defence walls on the Sussex Yacht Club site - Risk that if flood defence walls are not built then there may be further flooding which will affect long term investment and growth along the Western Harbour Arm regeneration area.	June 2023 - Good progress being made to resolve impediments blocking construction of the new flood defence wall with rights of way and macro drainage issues being resolved. Likely start on site for construction in Autumn 2023.	CC	Moderate	Rare	Low	No change
Major Projects	MP6	Redevelopment of the Worthing Civic Centre car park site - Risk that the redevelopment does not proceed or is delayed.	June 2023 - Progressing well on site. Some issues with the contract emerging which have been reported to JSCSC in June 2023.	CC	Moderate	Rare	Low	No change

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Major Projects	MP7	Teville Gate redevelopment site - Delays in the redevelopment of the Teville Gate site or it does not proceed.	June 2023 - following a review of the Hyde Housing proposals in the course of due diligence work it was identified that not having undertaken a marketing exercise for the site placed a risk on the proposed joint venture relationship as a number of other parties could be affected by it and seek to judicially review the decision. The Council has started soft marketing of the site and is in discussions with interested parties.	JA/CC	Major	Unlikely	Medium	Worse
Major Projects	MP8	New Monks Farm and Shoreham Airport - Risk that developments are delayed.	June 2023 - Planning Committee resolved to grant planning permission for reserved matters at the airport subject to resolving landscaping and drainage issues. Ikea has started the marketing of its site and it is hoped that a commercial development delivering high quality jobs will be delivered. Cala Homes has secured planning permission for the additional 34 dwellings. Work has started on the new commercial floorspace at the airport.	JA/CC	Minor	Unlikely	Low	Improved
Major Projects	MP9	West Sompting redevelopment - Failure to secure planning permission and delay in the delivery of a strategic housing site.	June 2023 - The s106 agreement is close to signing and the developer is looking to start Phase 1 next year. The delivery of this strategic housing site has been delayed and therefore it remains a risk that we do not deliver the 5 year supply of housing required.	JA	Moderate	Moderate	Medium	No change
Major Projects	MP10	Shoreham Harbour regeneration - Risk that Harbour regeneration does not happen as development sites are unviable.	June 2023 - This risk has been reduced as a result of higher densities being approved. However there has been a public reaction to the height scale and density of recent developments and the fact that on 60% of the sites the allocation has already reached the 1100 dwellings expected. As a result Members have agreed that as part of the Local Plan review the density and supporting infrastructure for the remainder of the Western Harbour Arm sites should be re-assessed and this process is underway. A lower density could increase the risk that the remaining undeveloped sites do not come forward. Planning Committee has just refused two sites (Howard Kent and Frosts) on the grounds of overdevelopment. Revised scheme approved for Frosts redevelopment and appeal submitted in relation to Howard Kent.	JA	Moderate	Moderate	Medium	Improved

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Category	Ref	Risk / Opportunity	Latest update and Internal Controls	Owner	Impact	Likelihood	Risk rating	Status
Major Projects	MP11	Chatsmore Farm development - Risk to strategic gap and emerging Local Plan	June 2023 - The Local Plan Inspectors report has been received and fully supports the approach to Chatsmore Farm that it should remain undeveloped and allocated as a Local Green Gap. This reduces any impact on the emerging Local Plan. However, Persimmon Homes is pursuing legal action to try and secure permission for housing on the site. The Council successfully overturned the s78 appeal decision to allow 475 dwellings on the site in the High Court but the SofS and Persimmon Homes were given leave to challenge the decision in the Court of Appeal, however, on 30 June 2023 the Court of Appeal has dismissed the appeal by Persimmon Homes and ordered them to pay the Council costs for the High Court and Court of Appeal decisions subject to assessment.	JA	Major	Moderate	Medium	Improved