

APPENDIX C - MAJOR PROJECTS RISKS								
Category	Ref	Risk / Opportunity	Latest update and Internal Controls	Owner	Impact	Likelihood	Risk rating	Status
Major Projects								
Major Projects	MP1	Union Place development - Risk that the Council will be delayed in bringing the site forward as a mixed use development. The economic, social and environmental benefit of developing the site will be delayed.	December 2023 - planning permission submitted to WBC Nov 2023 with a possible Committee date for February 2024. Side letter agreed with Roffey to enable formal Joint Venture to be entered early 2024 pending successful resolution of outstanding issues. Risks remain around funding sequencing; RTL agreements; LCR payments; NCP negotiations. Update reports provided to the Joint Strategic Committee.	Assistant Director Regenerative Development (ADRD)/Head of Planning (HP)	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.	December 2023 - Looking to test the market to develop a 'green, clean, high-tech' employment space for longlease/freehold sale in Jan 2024. Risks are increasing due to misalignment of objects, coupling of non-compatible conditions, and Member desire for operational control around the site/lacking urgency around sale. Working with all parties to ensure objectives are best delivered through an aligned partner, while returning a timely capital receipt.	ADRD/HP	Moderate	Moderate	Medium	Worse
Major Projects	MP3	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.	December 2023 - Grafton site due to be marked from Jan 2024 through CBRE. Risk remains around keeping the site safe and secure until freehold sale occurs. It is a complex site with challenging access rights. It could take many years to sell, and the site is in need of very costly high-priority repairs to keep it safe/secure (even closing it up comes with risks).	ADRD/HP	Moderate	Moderate	Medium	Worse
Major Projects	MP4	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.	December 2023 - Consultation on Rights of Way extinguishment published Nov 2023. Challenges remain regarding extinguishments of Rights of Way as well as Sussex Yacht Club being difficult and uncooperative in protecting homes and businesses.	ADRD	Moderate	Moderate	Medium	Worse
Major Projects	MP5	Redevelopment of the Worthing Civic Centre car park site - Risk that the redevelopment does not proceed or is delayed.	December 2023 - Risk of cost overrun prior to completion as a result of issues relating to increased build costs; dispute resolution and delays in completion. Negotiated solution reached in principle.	ADRD	Major	Likely	Medium	Worse

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Major Projects	MP6	Teville Gate redevelopment site - Delays in the redevelopment of the Teville Gate site or it does not proceed.	December 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.	ADRD/HP	Major	Unlikely	Medium	Worse
Major Projects	MP7	New Monks Farm and Shoreham Airport - Risk that developments are delayed.	December 2023 - permission granted for phases 3 and 4 for Cala Homes. Industrial units nearing completion. However Ikea has taken the site off the market in view of the current economic market.	ADRD/HP	Minor	Unlikely	Low	Improved
Major Projects	MP8	West Sompting redevelopment - Failure to secure planning permission and delay in the delivery of a strategic housing site.	December 2023 - Planning permission issued and work commenced on site for first phase of 96 dwellings. Reserved Matters for remaining phases expected March 2024.	ADRD/HP	Moderate	Moderate	Medium	Improved
Major Projects	MP9	Shoreham Harbour regeneration - Risk that Harbour regeneration does not happen as development sites are unviable.	December 2023 - Informal Hearing held on Howard Kent site - appeal decision awaited. New scheme for New Wharf to be considered by Planning Committee on 4 December.	ADRD/HP	Moderate	Moderate	Medium	Improved
Major Projects	MP10	Chatsmore Farm development - Risk to strategic gap and emerging Local Plan	December 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 have recently secured leave to challenge the decision in the Court of Appeal. This could mean the Council would have an adopted plan but if Persimmon is successful with its challenge the site could still be developed for housing. This would undermine the Local Plan process but only in relation to this site. Redetermined appeal by Planning Inspectorate due to start on 6th February.	ADRD/HP	Major	Moderate	Medium	No change