

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.	Aug 2024 - planning permission submitted to WBC Nov 2023 granted 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.	Chris Maughan/Gary Peck	Minor	Unlikely	Low	Improved
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.	September 2024 - Working with a commercial property consultancy to prepare to market Decoy Farm for sale as soon as possible.	Chris Maughan/Gary Peck	Moderate	Moderate	Medium	Improved
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.	September 2024 - Grafton site marketed from Jan 2024 through CBRE. Several viable offers have been received. Council working up plans on how to short/long list developers. Risk remains around keeping the site safe and secure until freehold sale occurs. It is a complex site with challenging access rights.	Chris Maughan/Gary Peck	Moderate	Moderate	Medium	Improved
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.	Aug 2024 - Challenges remain to complete the flood wall given minor variation of land required to enable the addition of the SYC access gates and gates at the legally defined Right of Ways / public access to the water. ADC have a legal duty to provide public access to the river on the legally defined RoW. SYC do not agree with the RoW location and have frustrated the process preventing completion.	Chris Maughan	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.	September 2024 - The risk of increased overall project costs arising from the development have been mitigated with Member approval obtained for the increase in the budget to ensure the development is kept on track.	Chris Maughan	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.	August 2024 - Site successfully sold to Homes England and initial pre-application discussions have commenced. As the Council is no longer the owner of the site it has no direct control on the speed of future redevelopment.	Chris Maughan/Gary Peck	Major	Unlikely	Medium	Improved
Major Projects	MP7	New Monks Farm and Shoreham Airport - Risk that developments are delayed.	August 2024 - 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. Ikea to put the site on the market in the autumn. Housing being delivered.	Chris Maughan/Gary Peck	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.	August 2024 - Planning permission issued and work commenced on site for first phase of 96 dwellings.	Chris Maughan/Gary Peck	Moderate	Moderate	Medium	Improved
Major Projects	MP9	Shoreham Harbour regeneration - Risk that Harbour regeneration does not happen as development sites are unviable.	August 2024 - New application refused and both allowed following appeal. Developer to start work on site shortly.	Chris Maughan/Gary Peck	Moderate	Moderate	Medium	Improved
Major Projects	MP10	Chatsmore Farm development - Risk to strategic gap and emerging Local Plan	August 2024 - 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 17 September.	Chris Maughan/Gary Peck	Major	Moderate	Medium	No change