



**South Coast
Development
Conference**

South Coast Development Conference

Conference Report

Tuesday, 28th January 2020
Hilton Metropole, Brighton

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Foreword



Keith Griffiths,
Managing Director,
Built Environment
Networking

A concept born out of cross border discussions between the local authorities in Hampshire, Sussex and BCP and members of my team, our inaugural South Coast Development Conference was one of the most successful events in recent memory with close to 400 built environment professionals coming together to participate in a series of unique sessions that surround the most topical development related issues in the region.

On the day we took a close look at developing an inclusive economic growth strategy, the merits and drawbacks of a potential combined authority, how local authorities keep central government eyes on the area as well as how major development projects are transforming the various towns and cities across all four counties.

One of the most interesting sessions we have ever ran focused on 'destination creation' with introspective on how retail, leisure, blue chip companies and major infrastructure hubs can work together

to draw inward investment and placemake- you can read more about this on page 6.

Hampshire in particular is home to a number of prospective 'new town' development with potential work opportunities totalling billions of pounds for the supply chain. Our conference is one of the only places to ever bring these regeneration visionaries under the same roof to engage with organisations that can help deliver such huge schemes.

Appetite for our events on the south coast continues to grow and we are working exclusively with local authorities to design and deliver several satellite events for 2020 and most importantly the sequel South Coast Development and Economic Growth conference on 26th January 2020- get the date in your diary and don't miss out!

See you at one of our events soon, Keith

keith.griffiths@built-environment-networking.com



The South Coast; A Journey to Economic Growth Q&A

Panel Members:



Chair: Phil Laycock

Director, Built Environment
Networking

[@BENetworking](#)



Anne-Marie Mountfield

Chief Executive,
Solent LEP

[@solentlep](#)



Geoff Raw

Chief Executive,
Brighton & Hove City Council

[@BrightonHoveCC](#)

DEVOLUTION FOR THE SOUTH COAST?

The south coast region stretching from Bournemouth to Brighton is a core economic region of the UK, yet it lacks any major devolution deal. Until now?

Our recent South Coast Development Conference gathered the most senior leaders from across the region – and a desire to create some form of combined vehicle between Southampton, Portsmouth, Brighton and Bournemouth was high on the agenda.

Attempts have been made previously to create a Solent Combined Authority – but this was rejected in 2018. But Geoff Raw, Chief Executive of Brighton & Hove City Council, expressed positivity about the proposal and issued a call to action:

CERTAINLY I THINK WE CAN WORK HARDER IN GETTING A SOUTH COAST DECISION. MY VIEW IS IT HAS TO BE INFRASTRUCTURE RELATED, AS IT'S A COMMON THEME.



These comments were echoed by Matthew Charnock, Strategic Development Director of Vistry Group, who gave a private sector perspective on the issue of devolution: “Infrastructure crosses district boundaries, there really does need to be something that’s consistent and that runs along the South Coast. We will invest in sites that work along these corridors.”



Vistry Group, a merger of Bovis Homes, Linden Homes and Galiford Try partnerships have been working in the South Coast Region, building 3,500 homes at North Whitley, Charnock said:

IT'S PUBLIC-PRIVATE WORKING TOGETHER, WE INVESTED TOGETHER IN A SCHEME AND YOU GOT THOSE POSITIVE OUTCOMES.



Matthew Charnock

Strategic Development
Director, Vistry Group

[@bovishomes](#)



Simon Sweetinburgh

Director of Regeneration
and Investment, Department
for International Trade

[@tradegovuk](#)



The notion of South Coast becoming a brand like the Northern Powerhouse either instead of or to compliment a conventional devolution agreement was a key aspect of the discussion.

Mountfield described this process:

IT'S VERY MUCH ABOUT SETTING SOME SORT OF PEN PORTRAIT TO ALLOW PEOPLE WHO ARE FAR AWAY TO SEE WHAT DEFINES THE DISTINCT.

Simon Sweetinburgh, Director of Regeneration and Investment at the Department for International Trade said that he had seen the transformative effect of devolution: “Certainly in those areas they value what they manage to achieve through this and the sense they get a bit more autonomy.” He praised the “level of ambition” on the South Coast, and that it gave a defining characteristic for the region.

Devolution for the South Coast will provide a vehicle to bring new funding into the region, which will only become more important. Whether is a more loose association.



Solent LEP provided £40m of funding to enable infrastructure for the development and unlock the site.

Anne-Marie Mountfield, Chief Executive of Solent LEP, reported on the progress of the project, she said: “There will be new occupants in houses at North Whitley starting in 2020.”

Mountfield expressed positivity towards the future of devolution:

I THINK THERE'S SOME REALLY INTERESTING DEVELOPMENTS IN SPACE, WE CAN SEE FROM THE GOVERNMENT AGENDA THERE WILL BE A DEVOLUTION WHITE PAPER.

“We’ve seen the emergence of the Western Gateway to compliment the Midlands Engine and Northern Powerhouse.”

Developing the South Coast as a Destination

Panel Members:



**Chair:
Amanda Griffiths**

Director, Built Environment
Networking
@BENetworking



**Natascha
McIntyre Hall**

Assistant Director, Strategic
Developments, Portsmouth
City Council
@portsmouthtoday



James Burchell

Partner,
Tellon Capital
@telloncapital

CONSULTATION ON A 'ONCE IN GENERATION' COMMUNITY FOR PORTSMOUTH

A unique opportunity to develop a new vibrant, car free community on a 27-ha reclaimed peninsula has emerged in Portsmouth, where there are proposals for new 4000 homes, along with 1 million sq ft of employment space.

Natascha McIntyre Hall, Assistant Director at Portsmouth City Council, told delegates at the South Coast Development Conference:

WHAT WE'RE DOING WITH THE £1BN TIPNER WEST PROJECT IS TRYING TO GET PEOPLE TO STAY.

Well-being and incorporation of the natural world are key to the plans, Hall said: "We are really trying to make sure that 70% of the homes have a view of blue, and we are expecting all of the others to have a view of green."

Accessibility is baked into the scheme, with the intention to avoid curbs and barriers. Hall said:



THE WHOLE WATERFRONT OUTSIDE OF MARINE EMPLOYMENT IS ACCESSIBLE TO EVERYONE, FROM ANYWHERE ON THE SCHEME THERE WILL ONLY BE A 10 MINUTE WALK TO A FASTER METHOD OF TRANSPORT.

The scheme is soon to go to public consultation, and is estimated to be worth around £1.3bn.

Ensuring that residents feel a sense of security in their community is also key to the planning of the scheme, Hall invoked the history of the city, which was once the most fortified in the world: "We are looking at the history of Portsmouth and many different ideas about castle safety and security and how we can bring those values to the scheme." If approved, work on the scheme is projected to start by 2022.

A regeneration scheme is being brought forward at Bargate Quarter around Southampton's medieval gatehouse. James Burchell, Partner at Tellon Capital who're the firm bringing forward the plans, said:

WE'VE INVESTED IN APPROXIMATELY £250M WORTH OF ASSETS WITH THE VIEW TO CREATING SOMETHING THAT WILL HAVE A SENSE OF PLACE.



Mike Harris

Deputy Chief Executive,
Southampton City Council
@SouthamptonCC



Peter Tisdale

Chief Executive,
THAT Group

The development is comprised of 285 apartments, a 240-room hotel that has already been pre-let and 70,000 sq ft of retail space- comprised of 23 high street units and five kiosks.

The retail offering will be aimed primarily at the high end luxury market, basing it off the success of other comparable offerings, the 700,000 retail catchment and the extensive cruise liner traffic that moves through the city, Burchell explained: "Southampton is the capital of the country ever growing cruise liner, there are 450 cruise liners that arrive every single year, there are 20 new launches this year, 1m passengers, it's a huge amount of tourism."

Burchell described the present retail offering in Southampton as being "disjointed" and that the "strategy is to reunite the city centre, create and enhance public realm". He continued, stressing the importance of making a real difference to the South Coast: "We are creating a new fourth artery connecting into the Bargate itself, realising and bringing back to life the historic city walls that go back almost 1000 years and which had been left behind and forgotten about."

Southampton is set for further development, Mike Harris, Deputy Chief Executive at the City Council explained the scale of their ambition:

IN 2012 WE SET OUT A CITY CENTRE MASTERPLAN WHICH SAID OVER THE NEXT 20 YEARS, WE WANT TO DEVELOP OUR CITY CENTRE ON KEY SITES, AND ATTRACT OVER £2BN OF INVESTMENT, 8 YEARS ON WE'VE SECURED THAT £2BN.

The Mayflower Quarter is the next big step for the city, one of the largest city centre regeneration projects in the country, Harris explained: "There's 55ha of available land, from the central station down to the waterfront, a significant amount of it in our freehold ownership."



Despite a masterplan for the scheme not being expected until December 2020, the City Council have decided to move forward with a £75m initial stage.

The site of former Toys "R" Us store is the first phase of the scheme, Harris revealed: "We will be bringing forward phase one with FI Capital and the city council is investing £27m to bring forward work space, which will total 70,000 sq ft over the next few years."

THAT Group has created a number of inspiring schemes across the South Coast, including two Hilton Hotels in Bournemouth.

Chief Executive of the Group Peter Tisdale said: "With everything we do we focus on bringing more people to the destination than were there before" They have also regenerated two historic buildings through creative reuse, including the 1930s Bournemouth Echo building, and the 1950s Knight and Lee Southsea store, which is being turned into a cinema, hotel and rooftop bar.

The South Coast is becoming a stronger destination through ambitious schemes, all of which have put the focus on place front and centre.

Placemaking on the South Coast

Panel Members:



Chair: Amanda Griffiths

Director, Built Environment Networking

[@BENetworking](#)



Sarah Knight

Head of New Business and Delivery, Aster Group

[@AsterGroupUK](#)



Andrew Ferguson

Development Director, BoKlok

[@BoklokUK](#)



Steve Eccles

Project Director, First Base

[@FirstBaseUrban](#)

THE BEAUTIFUL £4BN TRANSFORMATION OF THE SOUTH LARGEST BROWNFIELD SITE

The site of a former giant oil-fired power station with a landmark 200m chimney seems like an unlikely spot for the development of a quaint town.

But Fawley Waterside, as it will be called, has become earmarked for a new community development which will contain 1,500 new homes, community facilities, a hotel and mixed-use commercial space.

Speaking about the project at our South Coast Development Conference was Aldred Drummond, Chief Executive of Fawley Waterside Ltd. He laid out the principles that underpin the development: “The aim of this transformational scheme is to build one of the most beautiful towns in England, with a proper economic purpose. It’s not an urban extension or a commuter town for Southampton, it’s a place where homes mix comfortably with commerce and being at the scale where everything is walkable.”

Taking inspiration from historical architecture, with influences from Classical, Italianate, Georgian and Art Deco it has been compared to Poundbury a similar modern construction that was built in historical architecture style. Centered around a canal and dockland, it has also been influenced by Venetian style.

The developers are seeking government investment to enable the development, Drummond explained:

JUST A £200M INVESTMENT MOSTLY IN ROAD BUT HOPEFULLY ALSO IN RAIL, WILL UNLOCK £3.5-4BN WORTH OF PRIVATE SECTOR INVESTMENT, A 20 TIMES MULTIPLIER.

Fawley Waterside is designed to be a self-sustaining community, with “80% of what you need on a daily basis available in the town”, according to Drummond.

The South Coast is home to a raft of innovative housing schemes, and the town of Worthing is about to receive the first development by modular construction specialists, BoKlok.

A joint venture between major Swedish firms IKEA and Skanska, it was founded following a housing crisis in Sweden in the late 90s, and has been expanding in the UK over the past year, following a realisation of a similar need for low-cost, sustainable quality homes.

They have secured 600 plots across the UK and are targeting their homes at the key worker couple demographic, and they



Chris Fry

Chief Executive, Kingsbridge Estates

[@Kingsbridge_Est](#)



Mike Shepherd

Director of Development, Vivid Homes



Aldred Drummond

Chief Executive, Fawley Waterside

[@FawleyWaterside](#)

are planning to be onsite at the Worthing site by Q1 2021.

Kingsbridge Estates are a major commercial developer who have been working on a number of schemes near the South Coast.

Chris Fry, Chief Executive of Kingsbridge, detailed their Concorde Park scheme, at Junction 9 of the M27: “We’re currently on site, developing just under 94,000 of space, these units will be available this summer.”

Kingsbridge are trying to build in well-being and sustainability into their schemes, Fry explained “There’s a lot of focus on the work environment for office environment, but we really think there should be thought for people working in these sort of industrial units.”

They are also working on the Spring Business Park in Havant, Fry explained: “We literally started this month, just over 60,000 sq ft of units, the USP here is we’re building units here to sell.” Spring Business Park is due to finish in Q4 of 2020.

Kingsbridge is looking for more sites in the region, keen to build on their pipeline.

Housing association Aster Group has recently signed a JV with Vistry Homes, to build over a 1000 new homes.

Sarah Knight, Head of New Business and Delivery, said of their mission to ensure that everyone can afford a home, she said:

IT FRIGHTENS ME HOW MUCH BIGGER THAT HOUSING NEED HAS BECOME OVER THE PAST 20 YEARS.

Knight raised how affordability issues could exclude key workers for areas where they are needed, she said: “Say you live in a nice affluent area and then you learn that local primary school can’t even recruit a teacher because they can’t afford to live there.”

Mike Shepherd, Director of Development at Vivid Homes, shared many of knights sentiments, and also emphasised their role as a “springboard for those looking for home ownership.”

Shepherd shared a number of schemes the association was involved in, he said: “First we have North Stoneham par in Eastley, it is a green field development of around 1000 homes, it’s in a new parkland setting and has new sports, education and community facilities.”

Vivid are also working on Goldsmith Avenue on Portsmouth, where they are developing a signature building of 70 affordable units, which Shepard hoped would “kickstart regeneration in that part of Portsmouth.”

They are also working at Chapelgate in Basingstoke alongside Barratt Homes, where there are 26 acres of brownfield land available, and they have converted the former industrial white building into flats.

The South Coast is a genuinely exciting region for new development, from Waterside communities, to the homes of the future, and industrial buildings that challenge preconceptions, there are some truly unique and interesting development plans coming to the region.



Major Infrastructure & Investment Projects

Panel Members:



Chair:
Amanda Griffiths

Director, Built Environment
Networking
@BENetworking



Megan Streb

Partnership Manager,
England South, Sustrans
@sustrans



Cameron Burns

Commercial Director,
Network Rail
@networkrail

GATWICK EXPANSION HAS POTENTIAL TO CREATE 20,000 NEW SOUTH COAST JOBS

2bn of GVA, tripling cargo capacity, and 20,000 new jobs could come as a result of an expansion of Gatwick Airport's capacity, our recent South Coast Development Conference has heard.

And this would not require any new runways to be built. Gatwick is currently the second-busiest airport in the world to run a single runway, but it has a secondary runway which is currently only used for taxiing and when the main runway is not running.

The proposal therefore is for runway alterations to allow the northern runway to run for routine outbound flights.

Gary Cobb, Head of Airfield Planning said:

WE HAVE CONSULTED ON OUR MASTERPLAN AND WE THINK THIS WILL LEAD TO 20M NEW PASSENGERS.



In addition to their planned expansion, they have made moves to "secure new land to the south for a third runway if the government changes its mind on heathrow", according to Cobb.

Sustainability is a key consideration when discussing airport expansion, as aviation is a significant contributor to carbon emissions, and may become one of the biggest contributors going forward.

Cobb highlighted the progress that has been made within Gatwick:

WE WERE THE FIRST UK AIRPORT TO ACHIEVE CARBON NEUTRALITY, THAT IS THE OPERATION OF THE AIRPORT ITSELF.

He admitted that "electric planes are probably quite a long way off" but, he also suggested that fuel improvements could be an effective method, such as switching to an ethanol mix, as has been trialled by Virgin Airways.

Gatwick is also receiving a new £150m rail station. Cameron Burns, Director of Network Rail, said: "We're investing heavily into Gatwick and working with our colleagues at the Airport to maximise the project."

Rail connectivity from the South Coast to London is also set for an improvement, Burns said: "Selhurst Triangle is the biggest bottleneck of all with flat junctions and trains waiting stationary. We're hoping to introduce eight grade separations to allow trains to flow."



Chris Shephard

Development Director,
BCP Council
@BCPCouncil



Ben Earl

Head of Water Efficiency,
Southern Water
@SouthernWater



Gary Cobb

Head of Airfield Planning,
Gatwick Airport
@Gatwick_Airport

Another airport due for growth on the South Coast is Bournemouth International Airport which has received £45m investment from the Bournemouth, Christchurch and Poole Council (BCP) and Dorset Council via the Local Growth Fund. The expansion aims to unlock the land around the airport for commercial development to bring £500m in GVA, which will facilitate 350 new homes.

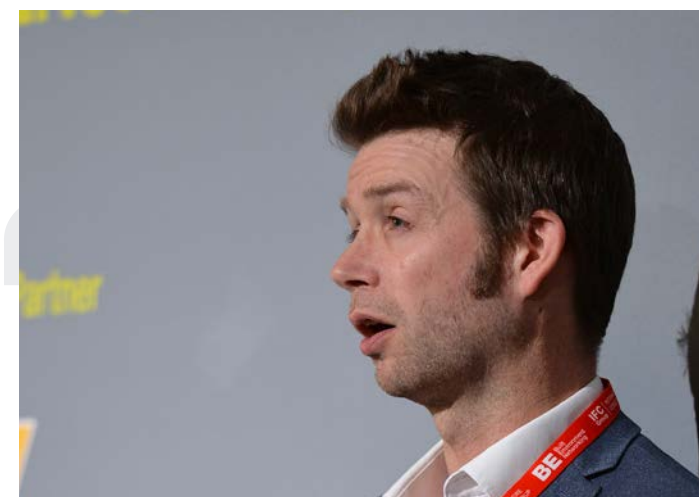
Chris Sheppard of BCP council revealed the potential economic benefits of the development:

WE HAVE AT LEAST THREE PLANNING APPLICATIONS IN THE MIDST TO HOPEFULLY GROW AROUND 10,000 JOBS.

They are also planning a major regeneration of Poole town centre, through the £132m Heart of Poole scheme, for 400 homes, as well as new offices, leisure centre, bus station and public realm.

Ben Earl, Head of Water Efficiency at Southern Water said they were "looking at how we can have more of an integrated water environment."

They are keen to help encourage more sustainable water



usage, helping to reduce daily consumption to 100L per person per day, Earl said:

WE'RE HAVING TO LOOK AT DESALINATION PLANTS, BUT THEY ARE NOT WHAT WE WANT TO BUILD. IT WOULD MEAN OUR CUSTOMERS' BILLS ARE GOING TO GO UP.

Developing sustainable transport in the South Coast is incredibly important, Megan Streb, Partnership Manager for the South of England with Sustrans said: "Over 80% of the public space in urban areas is the road network, we need to think how that space can better serve the need of the public."

Streb cited research that said that the majority of people wanted a much greater focus on cycling and walking, she continued: "When you ask people where do you want investment to go, public transport and cycling are much higher priorities than just general road infrastructure."

The South Coast is building stronger transport connections, as it gains in its distinct regional identity, this increased connectivity will help to build the economic links to truly unite the region.

Conference Photos



Conference Partners

National Partner



Conference Lunch Partner



Conference Registration Partner



National Frameworks Partner



National Lanyard Partner

INTERNATIONAL FIRE
CONSULTANTS GROUP

National BIM Partner



National Core Partners



National Badge Partner



Exhibitors



Save the date



26th January 2021

Cardiff
08:00 – 17:00

GET INVOLVED:

Are you interested in getting your brand involved at the forefront of the biggest regional discussion focused on development and economic growth?

Get involved early and secure your spot as a partner to position your brand as a thought leader and support to hundreds of the nation's top players

For further information on partnership opportunities available contact:
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