

## Annex A : SOLENT GROWING PLACES FUND: Potential Project indications

PROJECT	SUMMARY	OUTPUTS
<b>Advanced capital infrastructure works</b>	<b>Projects where planned expenditure can be brought forward to facilitate earlier start on site (could include projects below)</b>	<b>This is a 'bridging loan' concept that might advance projects awaiting full funding</b>
Solent Enterprise Zone	On site junction improvements to unlock Hangars East and Hangars West – two EZ development areas. Planning consent for the two applications likely to be issued imminently. Repayment via CIL or TIF	Advances key infrastructure on EZ – target outputs 650 jobs by 2015
Solent Enterprise Zone	Investment in infrastructure service corridors to enable development of the EZ. Outline planning consent expected in first quarter of New Year which will enable the investment to proceed.	As above
Solent Enterprise Zone	Provision of serviced development plots following from the above two items or renovation of existing buildings for early occupation. Would address the emerging issue of companies wishing to take space immediately on the Zone.	As above
Solent Enterprise Zone	Off site transport improvements to Newgate Lane. Levers £3m of Hampshire highways contribution.	Provides capacity to cope with increased traffic to Daedalus
Solent Enterprise Zone	Off site improvements to Peel Common roundabout. £1.5m contribution levers £0.5m of Hampshire highways contribution.	As above
Solent Enterprise Zone	Improved bus connectivity to the EZ linking to the new Bus Rapid Transit system operating between Gosport and Fareham.	Possibly longer term provision of sustainable transport
Tipner, Portsmouth	Flagship regeneration scheme securing comprehensive regeneration of a Portsmouth gateway site. Oven-ready proposal that requires bridging	Target outputs up to 1,600 new homes; up to 25,000 sqm of new office space; up to a 1,800 park and ride

	<p>finance.</p> <p>Funding required to pump prime a new junction to access the site. Aligns with £20m DfT investment in access to M275. Planning applications to be determined early December.</p> <p>Repayment from potential CIL contributions or retention of business rates.</p>	<p>facility; new 150 bed hotel; community facilities and local retail opportunities; public open space providing access to the water</p>
City Centre/Northern Quarter Portsmouth	<p>Forward funding to advance delivery of strategically important redevelopment of central Portsmouth. Up to 9.6 ha of redevelopment. The potential of the site can only be unlocked with the provision of significant improvements to the highway network.</p> <p>The vision is to create a prestigious new retail, commercial and leisure development with residential properties as an integral element of the scheme.</p> <p>PCC in active discussion with a development partner. The initial investment could be fully met from future CIL/TIF.</p>	<p>Unlocking private investment in major city centre retail project together with employment</p>
Admirals Quay Southampton	<p>Funding for flood attenuation scheme. Viability assessment currently underway.</p>	<p>299 homes plus commercial</p>
Royal Crescent, Cedar Press, Canute Road, Southampton	<p>Three housing schemes currently stalled because of flood risk issues but with planning permission.</p>	<p>Around 250 homes plus commercial space</p>
Royal Pier Southampton	<p>World-class waterfront site seeking £3-4m. Significant reclamation and infrastructure work required. Currently in process of master planning.</p>	<p>100,000+sqm of commercial plus 475 residential units</p>
Centenary Quay Southampton	<p>HCA site requiring road access and CHP. Phase 1 on site and planning in progress for phases 2 &amp; 3.</p>	<p>1600 homes plus commercial</p>
Station Quarter/Town	<p>Future Southampton sites that might be in a funding programme.</p>	

Depot/Meridian		
Dunsbury Hill Farm Havant	Major gateway site to Portsmouth adjoining A3(M) benefitting from the recent opening of the Hindhead tunnel. On-site road provision of £5m. Planning application to be submitted New Year 2012 and early determination expected.	65,000sqm of employment/commercial
Dunsbury Hill Farm	Off site junction works of £3m to link to Hulbert Road completing the package above.	As above
Medina Wharf, Isle of Wight	A privately owned facility that is the key gateway for the distribution of the Island's grain and could play a significant role in the delivery of the Highways PFI scheme. Estimate £2m	Requires some upgrade to safeguard current jobs but potential to create jobs in supporting the offshore wind and tidal energy sectors and in the movement of bulk goods and materials across the Solent
Island Technology Park, Isle of Wight	Investment in infrastructure to unlock HCA owned site Estimate £500k.	Will open the site up for the construction of 180,000 sq ft of industrial use across three sites
East Cowes port area, Isle of Wight	Future project for enabling works, cost presently uncertain.	Underpins the delivery of the HCA regeneration sites for the Island, secures the use of the existing port, allows for expansion to increase passenger numbers and improves the management of traffic in the port area so improving the trading environment for local businesses
Junction 5 M27	Phases 2 &3 of junction to serve Southampton Airport. Cost £5m approx	Indirect effect on jobs in northern Southampton, supporting existing planned housing in Eastleigh urban envelope, plus 1300 homes being planned longer term
Fareham Strategic Development Area (new settlement)	A potential longer term user of the Growing Places Fund. The new settlement is in Fareham's	The SDA will be a new sustainable settlement to the north of Fareham to

	<p>adopted Core Strategy and is currently being planned. Will require substantial investment and potential forward funding of infrastructure for example to support a new business and innovation centre. An infrastructure delivery plan is being prepared which will identify infrastructure requirements and costings.</p>	<p>deliver between 6,500 and 7,500 homes and 91,000 sqm of employment floorspace. Estimated to create up to 7,700 jobs.</p>
<p>South Boats</p>	<p>Investment required in infrastructure to support the production of larger boats to service the current and next generation of offshore wind turbines.</p>	<p>Facilitates 50% increase in turnover, significant increase in employment and maintains South Boats position as international market leader in providing boats for serving offshore wind farms. Note state aid considerations will need to be evaluated</p>