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# SUPPLEMENTARY AGENDA

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**CABINET**

**MONDAY, 6 DECEMBER 2021 AT 1.00 PM**

**FULL COUNCIL**

**TUESDAY 7 DECEMBER 2021 AT 2.20PM**

**COUNCIL CHAMBER - THE GUILDHALL**

Email: [Democratic@portsmouthcc.gov.uk](mailto:Democratic@portsmouthcc.gov.uk)

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(NB This supplementary agenda should be retained for future reference with the main agenda and minutes of this meeting).

## SUPPLEMENTARY AGENDA

**3 Tipner West - Full Council Update**

**Appendix S - Tipner West Regeneration- Flooding**

**Appendix T - Tipner West Regeneration- Consultancy task breakdown**

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# FLOOD RISK Appendix S

## What does 'hold the line' mean?

'Hold the Line' is one of the four policies that are used in the Shoreline Management Plan. It's only chosen if it's economically, socially and environmentally the best one to do for Portsmouth. The other three policies, Advance the Line, Managed Realignment, and No Active Intervention, are currently not viable.

For Portsmouth 'hold the line' is the only choice.

<https://southseacoastalscheme.org.uk/resources/hold-the-line-shoreline-management-plans/>

<https://southseacoastalscheme.org.uk/wp-content/uploads/2018/04/5.-Hold-the-Line-Policy.pdf>

# The risk



## Portsmouth's flood risk

The climate crisis and rising sea levels are expected to see Tipner West flood unless defended. Furthermore, protected habitats such as the intertidal mudflats and coastal meadow will reduce as a result of sea level rises with 40% of Portsmouth's Intertidal Habitats likely to be lost by 2120.

In addition, without intervention flooding at Tipner West could spread through to Tipner East and Stamshaw. The Council has a mandate to hold the line from rising sea levels. As there are no homes currently on the Tipner West site sea defences cannot be funded by the Environment Agency and must therefore be funded by the Council.

Portsmouth's sea-levels are due to rise by around 70cm over the next 70 years.

The existing coastal defences at Tipner West are in poor condition. The 2011 Portsea Island Coastal Strategy Study estimated that defences on Horsea Island East may fail within 5-10 years, and within 10-15 years on Tipner West. Due to lack of maintenance over recent years, there is an increasingly high risk that these defences could fail sooner.

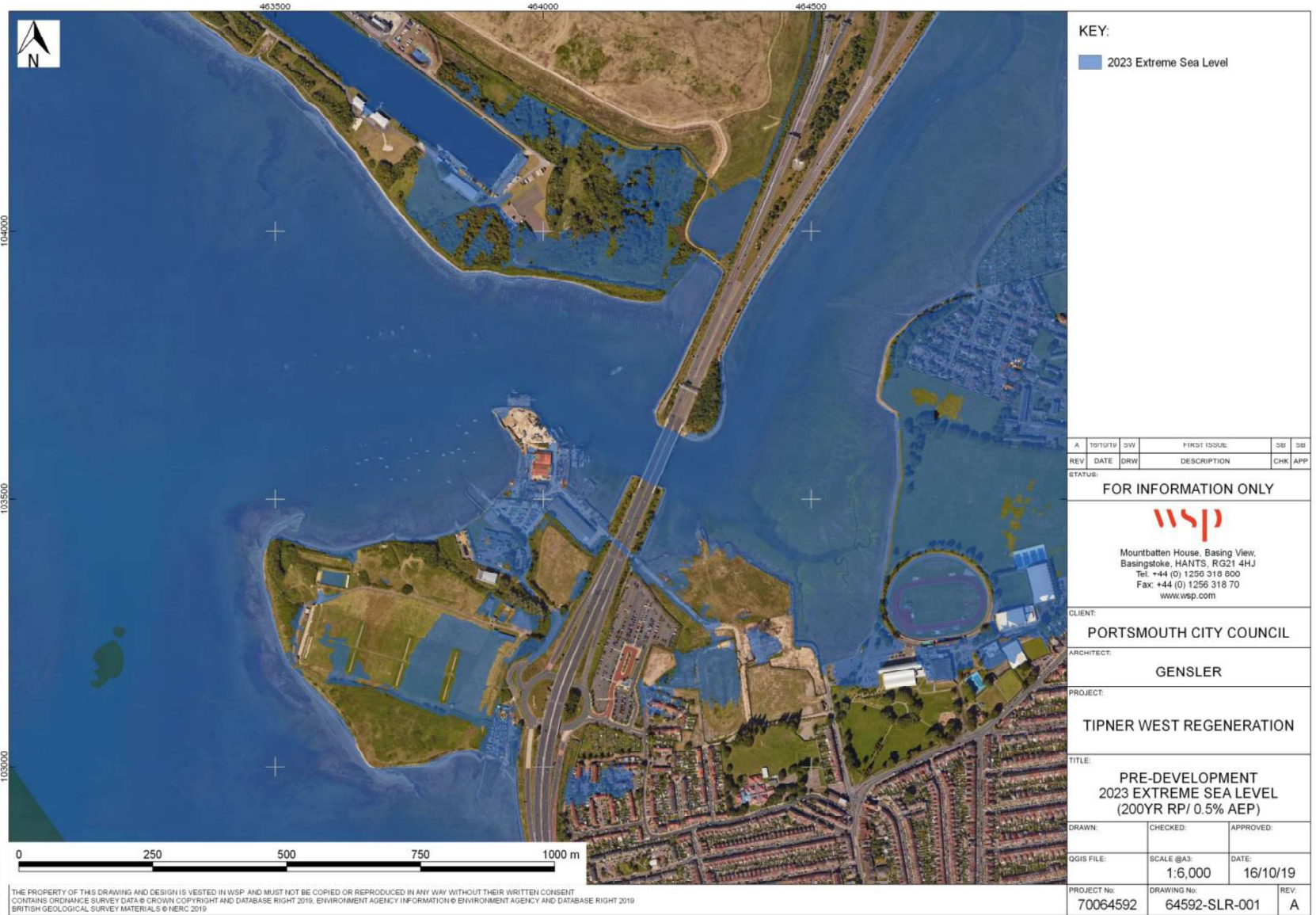
As there are no homes on the Tipner West site it is extremely unlikely that flood defences would be funded by the Environment Agency and must therefore be funded by the Council.

<https://coastalpartners.org.uk/static/media/resources/2011-04-14-portsea-star2-11-final-revc-blanked-sigs.pdf>

# 2023 Extreme Sea Level (0.5% Annual Exceedance Probability) – Pre-Development Scenario and Tipner Lake Sea Defence Scheme

Page 7

An extreme flood (e.g. 1 in 200yr return period can happen anytime – next week, next month, next year, or in 200 years. It happens on average (over an infinite time period) once every 200 years but there is no reason why that might not be two or more times next year.



KEY:  
 2023 Extreme Sea Level

REV	DATE	DRW	DESCRIPTION	CHK	APP
A	19/10/19	SW	FIRST ISSUE	SB	SB

STATUS: FOR INFORMATION ONLY

**wsp**

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CLIENT:  
**PORTSMOUTH CITY COUNCIL**

ARCHITECT:  
**GENSLER**

PROJECT:  
**TIPNER WEST REGENERATION**

TITLE:  
**PRE-DEVELOPMENT  
 2023 EXTREME SEA LEVEL  
 (200YR RP/ 0.5% AEP)**

DRAWN:	CHECKED:	APPROVED:
GGIS FILE:	SCALE @A3: 1:6,000	DATE: 16/10/19

PROJECT No: 70064592	DRAWING No: 64592-SLR-001	REV: A
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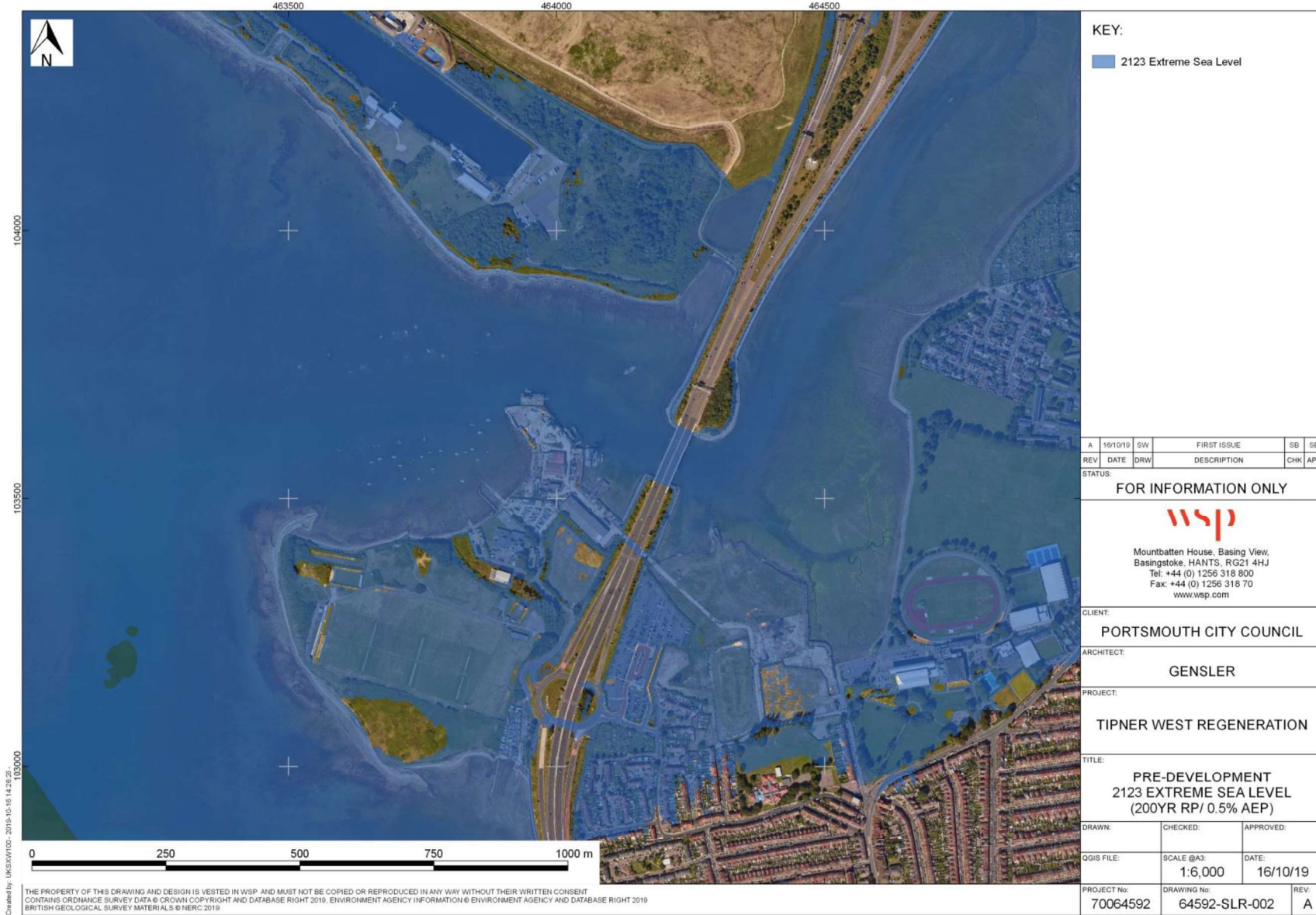
**Does not account for completed flood defence work in North Portsea**



# 2123 Extreme Sea Level (0.5% Annual Exceedance Probability) – Pre-Development Scenario and Tipner Lake Sea Defence Scheme

Page 8

An extreme flood (e.g. 1 in 200yr return period) can happen anytime – next week, next month, next year, or in 200 years. It happens on average (over an infinite time period) once every 200 years but there is no reason why that might not be two or more times next year.



Does not account for completed flood defence work in North Portsea





## Do nothing at Tipner West

In the 'do-nothing' case for Tipner West, the existing defences are at the end of their life, will fail soon and coastal erosion will take place which will lead to contaminants being released into the harbour which is designated and PCC may therefore be liable under laws to protect the designated site. This will also result in the loss of the existing land uses on the site, including the Harbour School. Across Portsmouth Harbour it is anticipated that the protected intertidal habitats are likely to see a 40% reduction by 2120 as a result of sea level rises.

- **Sea levels are rising and habitats will be affected as they are not protected as this work is unfunded**
- **doing nothing to the existing land mass is, at best, a short-term position as flood defences will be required at significant cost**
- **installing flood defences will result in environmental damage**
- **without sea defences there would be a contamination risk to the harbour**

*The Lennox Point masterplan has been developed with input from Flood Risk and Coastal Engineers. To mitigate flood risk, coastal defences are proposed around the perimeter of the development, with a minimum crest height of +4.5mAOD to take into account anticipated sea level rise to +4.44mAOD (1 in 200 year Return Period) in 2123 (over an assumed development lifespan of 100 years from 2023). Furthermore, it is proposed to raise all land to +4.5mAOD*

## Coastal Partners- North Portsea Island Information

NPI Overview - <https://coastalpartners.org.uk/project/protecting-the-future-of-north-portsea-island/>

NPI Phase 1 Anchorage Park - <https://coastalpartners.org.uk/project/north-portsea-island-anchorage-park>



NPI Phase 2 Milton Common - <https://coastalpartners.org.uk/project/north-portsea-island-milton-common>

NPI Phase 3 Tipner Lake - <https://coastalpartners.org.uk/project/north-portsea-island-tipner-lake>

NPI Phase 4 – Eastern Road - <https://coastalpartners.org.uk/project/north-portsea-island-eastern-road/>

Southsea Coastal Scheme - <https://southseacoastalscheme.org.uk/>

All the schemes in Portsmouth are delivery outputs of the Portsea Island Coastal Strategy adopted by PCC and the Environment Agency in 2010. This document <https://coastalpartners.org.uk/project/portsea-island-coastal-strategy/> forms the basis of all business cases to undertake coastal work in Portsmouth. Tipner West is referenced as Flood Cell 5 (extract pg 33)

Flood Cell 5	Other Comments	Typical Photos of the Existing Defences	
	Although there are few properties at risk of flooding, works are required to protect against leaching of contaminants from Tipner Landfill site. Tipner is a key development area identified within the Portsmouth City Local Plan and emerging Portsmouth Plan)		

# Costs

**Please note:** Flood defence costs have been explored in partnership with the coastal scheme, already in construction. The exact nature and costs for sea defences at Tipner West will depend on which option is selected for the site. However flood defences are likely to cost between £4,000 and £16,500 per linear metre and are projected to be on average £7,750 per linear metre. This is in line with current flood defence work in the city. For example, flood defence work in North Portsea cost £7,800 per linear metre in 2018 (£9,700 per linear metre in 2021). Please note the costs of construction and materials continues to rise at pace which will impact the future cost of flood defence work.

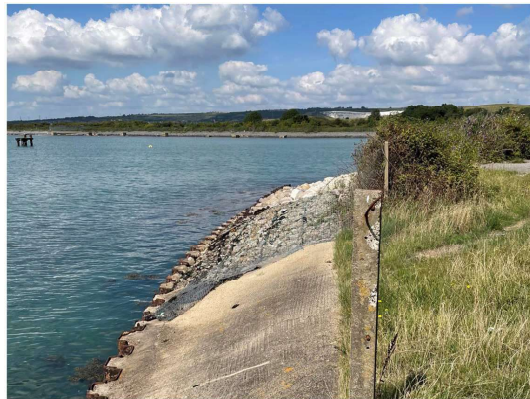
Costs assumed are as follows:



**Rock Core Bund £6,500/m**



**Quay Walls £16,300/m**



**Hard Edge £4,500/m**



**Soft Edge £3,800/m**

Please note these costs (October 2021) are uninflated, indicative costs

EXAMPLE IMAGERY

# Development and Tidal Flood Risk Position Statement

Extracts below

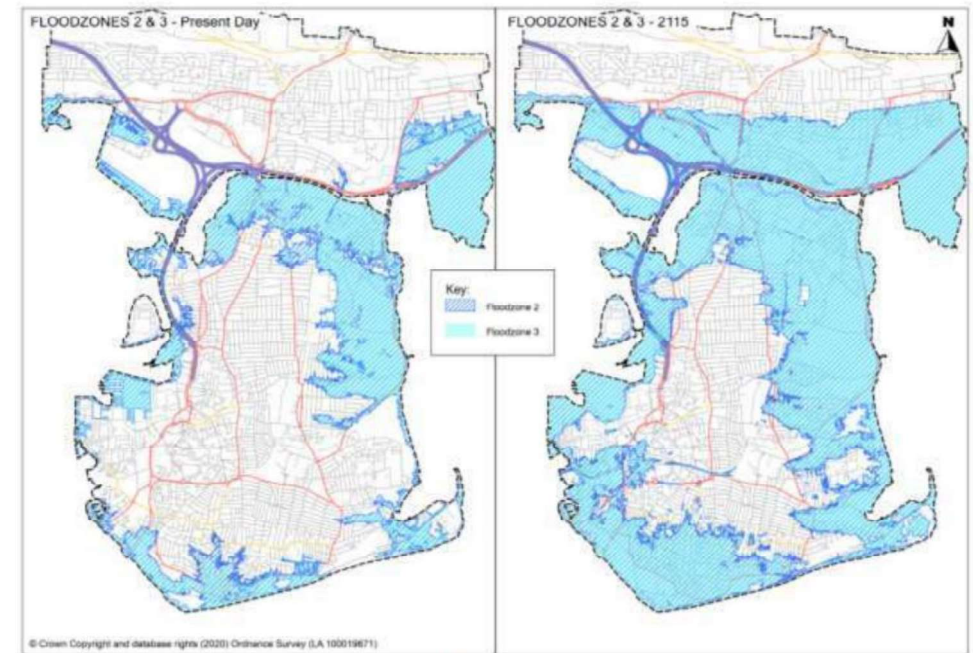
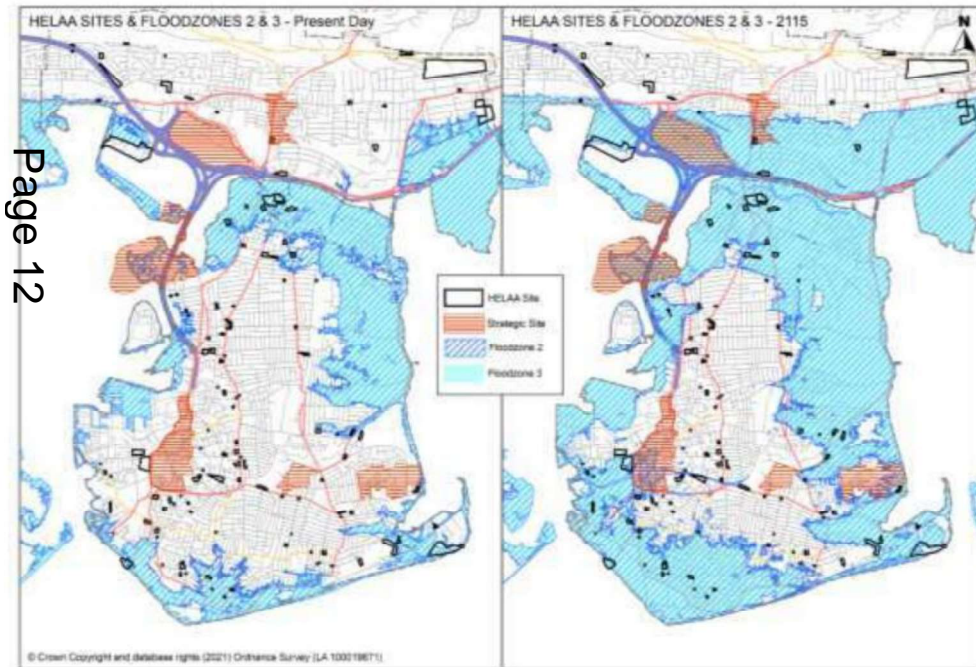


Figure 1 - EA flood zones March 2020 and predicted 2115

## LXP- Budget Breakdown

2112

Supplier		Cum (2015- July '20)	Aug '20- 27/10/21	Cum (27/10/21)	%
Savills (UK) Ltd	Strategic property consultancy, market advice, economic research, planning and environmental impact assessment. Programme overview and project management. Overall team advisor and contractual management.	£943,321	£626,437	£1,569,758	16.43%
Planning & EIA		£767,211	£546,971	£1,314,182	
Development Viability		£108,306	£368	£108,674	
Economic Consultancy		£50,099	£45,719	£95,818	
Research		£17,706	£33,379	£51,085	
WSP	Environmental consultancy and engineering	£2,012,881	£1,486,871	£3,499,752	36.63%
MPL	Marine and maritime advisor	£359,996	£113,241	£473,237	4.95%
Gensler	Master planning	£642,061	£571,752	£1,213,813	12.70%
Environment Bank	Strategic ecological advisor. Impact quantification and compensatory measures. Bio-diversity net gain	£220,413	£100,470	£320,883	3.36%
Rosehill	Development viability and market guidance.	£18,193	£48,647	£66,840	0.70%
Evolution	Security and liaison for Portsmouth Harbour	£0	£19,143	£19,143	0.20%
Hoare Lea	Sustainability, Mechanical & Electrical, Energy	£0	£159,660	£159,660	1.67%
Allies and Morrison	Phase 1 architect	£0	£730,251	£730,251	7.64%
Travel, mileage, materials, disbursements to 3rd parties		£19,612	£0	£19,612	0.21%
Total for multi disciplinary team		£4,216,477	£3,856,471	£8,072,948	84.49%
Faithful & Gould	Cost Consultancy, principle designer, business case & project management	£129,469	£900,900	£1,030,369	10.78%
Various	Supply chain and external advice	£47,962	£168,122	£216,084	2.26%
Various	Branding, Events, Public Engagement and Marketing	£33,093	£20,958	£54,051	0.57%
Various	BIM licensing and set up	£102,649	£15,700	£118,349	1.24%
In-Tend	Procurement platform	£0	£15,080	£15,080	0.16%
Various	Pre regeneration directorate/consultancy re: City Deal submission/other	£38,734	£0	£38,734	0.41%
Various	External Design Guidance	£4,950	£4,250	£9,200	0.10%
<b>Total</b>		<b>£4,573,333</b>	<b>£4,981,481</b>	<b>£9,554,815</b>	<b>100.00%</b>

Whilst this is a substantial sum, it is not disproportionate for a site of this complexity. Costs of this order were reflected in the overall financial evaluation of the City Deal bid supported by the Government. By comparison, it is estimated that the development of the site for something akin to the Lennox Point proposal would cost in the region of £1.4bn. Therefore, current fees represent 1.3% of overall gross development cost. Typically consultancy fees for complex engineering schemes costs from 12%-14% of the total development costs.

All fees, internal and external, are funded through the City Deal Grant.

# LXP- Key Tasks

2104

Savills

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

		0	Project Management and Meetings
LXP		0.1	Project Management (Caps)
		0.2	Meetings with Client (Caps) (excludes workshops and meetings counted above)
		0.3	Cost info- liason with F & G
		0.4	Business Case- 5 Case Model
Land Assembly		1.1	Relocations
		1.1.1	Advice on re-location of boat clubs (x3)
		1.1.2	Advice on relocation of Harbour School (inc engagement)
		1.2	Land Acquisition
		1.2.1	Liaison with TCE
		1.2.2	CPO advice/ Land Referencing Advice
		1.3	Compensation Land
		1.3.1	Engagement with landowners
Enabling Work		1.3.2	Coordination and review of options and selecting preferred approach
		2.1	TWAO
			Review of Engineering Drawings
		2.1.3	Preparation of TWAO application - Consultation Report, Draft Order, Explanatory Memorandum
		2.1.6	Meetings (Cons) with Legal Counsel
		2.2	EIA & Environmental Technical Reports
		2.2.3	Coordination of EIA Team
		2.2.5	Sustainability Statement
		2.2.7	Coastal Environmental Modelling
		2.2.21	Preparation of Introductory Chapters
		2.2.35	Socio-Economics Chapter
			Health Impact Assessment Chapter
		2.2.36	Soils and Agricultural Land Quality Chapter
		2.2.37	Summary and Conclusions
		2.2.38	Review of ES Chapters and Compilation of ES
		2.2.40	ES Non Technical Summary
		2.2.41	Review of Technical Reports noted above
		2.3	HRA
		2.3.1	Socio-Economic impacts study against IROPI test and support to ES chapter and HRA report
		2.3.2	HRA report to support TCPA, TWAO and marine licence applications
		2.3.3	Marine Employment needs and alternatives justification report to support IROPI
		2.3.4	Defra metric
	2.3.6	Liaison with Legal Advisors on process mapping and HRA	
	2.4	TCPA Planning Application	
	2.4.1	Management of Planning Application with Regulator pre-submission	

	2.4.2	Planning Statement	
	2.4.3	Review Supporting Planning Documents - Travel Plan, Transport Statement etc	
	2.4.4	Review planning drawings	
	2.4.6	Legal Agreement	
	2.5	Engagement and Public Consultation	
	2.5.2	Exhibitions	
	2.5.4	Statement of Community Involvement	
	2.5.5	NE, EA, HIWWWT and RSPB Engagement	
	2.5.6	Investor & Other Meetings	
	2.7	Strategies	
	Design	3.1	First Stage Design Layout
		3.1.2	Land Mass reclamation configuration - reviews and updates
3.1.4		Viability model inputs from Savills (now excl Rosehill)	
3.2		Full Illustrative Masterplan	
3.2.1		Review and collation of comments for planning application (Policy Alignment)	
3.2.2		Development, market, new homes advice	
3.3		Parameter Plans	
3.3.2		Review of EIA Parameter Plans	
3.4		DAS	
3.4.2		Policy input & review of DAS	
3.5		Design Code	
3.5.2		Policy input & review of Design code	
3.7		BIM	
		Inputs into BIM	
3.8		BNG	
		Coordination of BNG (Parameters & Query's) ensure is complete	
3.9		Phase 1	
3.9.1	Review and input into detailed P1 application		
Satellite Proj	4.1	Landfill	
		Advice on HICPAdvice on HICP	
	4.2	Local Plan	
	4.2	Local Plan Inputs	

# LXP- Key Tasks

2104  
WSP

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

LXP	0	<b>Project Management and Meetings</b>
	0.1	Meetings with Client (Caps)
		<b>Sub Total</b>
Land Assembly	1.1	<b>Relocations</b>
	1.1.1	Advice on re-location of boat clubs (x3)
	1.1.2	GI - Harbour School
	1.1.3	Advice on relocation of Harbour School (inc engagement)
	1.3	<b>Compensation Land</b>
	1.3.2	Site search and confirm suitability of compensation site(s)
	1	<b>Sub Total</b>
Enabling Work	2.1	<b>TWAO</b>
	2.1.1	Engineering Drawings
	2.1.2	Road Safety Audits - Third Parties
	2.1.3	Bridge Options File Note
	2.1.4	Bridge design AIP Report
	2.1.5	Meetings (Cons) with Legal Counsel
	2.2	<b>EIA &amp; Environmental Technical Reports</b>
	2.2.1	Coordination of EIA Team - PM EIA Meeting Budget
	2.2.2	Environmental Surveys
	2.2.3	Sustainability Statement
	2.2.4	Flood Risk Assessment / Drainage Strategy under new regs
	2.2.5	Coastal Environmental Modelling
	2.2.6	Horsea Bridge- Design, Tendering/procurement, Land Contamination and Geotechnical Reporting *
	2.2.7	Land Rec- GI Design, Tendering/procurement, Land Contamination and Geotechnical Reporting *
	2.2.7.1	GI Supervision - Weekday - Day Shifts
	2.2.7.2	GI Supervision - Weekday - Night Shifts
	2.2.7.3	GI Supervision - Weekend - Day Shifts
	2.2.7.4	GI Supervision - Weekend - Night Shifts
	2.2.7.5	GI Supervision - Support Staff and Expenses (Third Party)
	2.2.8	JHP Site Fees GI Design, Tendering/procurement, supervision (15 days est), Land Contamination Reporting
	2.2.9	Marine Surveys
	2.2.10	Land Compensation Site Surveys ***
2.2.11	Compensation Sites marine surveys	
2.2.12	Compensation Sites coastal environment modelling	
2.2.13	Ground Conditions and Hydrogeology (Contamination) Chapter	
2.2.14	Marine Hydrodynamics Chapter	
2.2.15	Flood Risk and Hydrology Chapter	
2.2.16	Traffic and Transport Chapter	
2.2.17	Air Quality and Odour Chapter	
2.2.18	Noise and Vibration Chapter	
2.2.19	Landscape and Visual Chapter	
2.2.20	Biodiversity Chapter	
2.2.21	Archaeology and Heritage Chapter	
2.2.22	Microclimate - Wind Chapter	



2.2.23	Microclimate - Daylight and Sunlight Chapter
2.2.24	Climate Change Chapter
2.2.25	ES Summary and Conclusions
2.2.26	Liaison with Legal Advisors on EIA Review
2.2.27	Water Framework Directive
2.2.28	Topographical Survey of Tipner West and HIE
2.2.29	Southern Water - Design Support for the application
2.2.30	Mudflats CO2 study
<b>2.3</b>	<b>HRA</b>
2.3.1	HRA Support
2.3.2	Drawings (WSP) for Marine Licenses & Review (Savills & MPL)
2.3.3	Liaison with Legal Advisors on process mapping and HRA
<b>2.4</b>	<b>TCPA Planning Application</b>
2.4.1	Transport Assessment (and scoping)
2.4.2	Micro-simulation Modelling (VISSIM)
2.4.3	Travel Plan
2.4.4	Legal Review of Planning Application
<b>2.5</b>	<b>Engagement and Public Consultation</b>
2.5.1	Exhibitions
2.5.3	NE, EA, HIWWWT and RSPB Engagement
2.5.4	Investor & Other Meetings
<b>2.7</b>	<b>Strategies</b>
2.7.1	Waste Management Strategy
2.7.2	SMART City - Digital Placemaking
<b>3.2</b>	<b>Full Illustrative Masterplan</b>
3.2.1	Design Optioneering
<b>3.3</b>	<b>Parameter Plans</b>
3.3.2	Review of EIA Parameter Plans
<b>3.4</b>	<b>DAS</b>
3.4.2	Input to DAS
<b>3.5</b>	<b>Design Code</b>
3.5.2	Input to Design Code
<b>3.7</b>	<b>BIM</b>
3.7.1	Inputs into BIM
<b>3.8</b>	<b>BNG</b>
<b>3.9</b>	<b>Phase 1</b>
3.9.1	Design Team Workshops and option drawings
3.9.2	Engineering Drawings (Highways + Drainage)
3.9.3	Building drainage design
3.9.4	Transport Assessment - Detailed Application
3.9.5	Landscape Assessment - Additional LVIA
3.9.6	Heritage
3.9.7	GI - Site Assessment and Redevelopment Support
3.9.8	Noise and Vibration - Masterplanning Support
3.9.9	Building Structures Masterplanning and Design Support
3.9.10	Microclimate - Buildings Thermal Efficiency Support to A&M
3.9.11	Phase 1 SRTM Run
3.9.12	GI - Phase 1 Development Area
4.5.1	GI - W4 MOD Landfill W4BH307
R010	University of Portsmouth Bridge Design
R011	GI Supervision - Support Staff and Expenses (Third Party)

# LXP- Key Tasks

2104

Environment Bank

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

LXP	0	<b>Project Management and Meetings</b>
	0.1	Meetings with Client (Caps) (excludes workshops and meetings counted above)
	1.3	Compensation Land
	1.3.1	Preliminary estimate based on supporting involvement of 10 sites, scope of EB work to be confirmed
Enabling Work	2.1	TWAO
	2.1.1	Meetings (Cons) with Legal Counsel
	2.1.2	Meetings with Pinsent Mason
	2.3	HRA
	2.3.1	SPA metric- laymans brief
	2.3.2	SPA- Meetings
	2.3.3	SPA- Assesments and reports
	2.3.4	SPA- Methodology and Revisions
	2.3.5	SPA- Reporting within Savills overraching HRA report
	2.3.6	SPA- NE//EA Consultation
	3.8	<b>BNG</b>
	3.8.1	Design meetings- Attendance
	3.8.2	Lead design input
	3.8.3	2 iterative assessments on updated landscape design + reports
	3.8.4	Reporting & strategy
	R001	Regulatory Panel Meetings

# LXP- Key Tasks

2104

Marina Projects Limited

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

LXP	0	<b>Project Management and Meetings</b>
	0.1	Meetings with Client (Caps)
	0.2	Investor Meetings
	0.3	Market 121's
	0.4	LPA- Working Group
	0.5	Market Engagement Briefing doc
	0.6	Market engagement Review of docs
Land Assembly	1.1	<b>Relocations</b>
	1.1.1 - Boat	Engagement with boat clubs (x3)
	1.1.2	Advice on re-location of boat clubs (x3)
	1.2	<b>Land Acquisition</b>
	1.2.1- TCE	Liaison with TCE
Enabling Work	1.3	<b>Compensation Land</b>
	2.1	<b>TWAO</b>
	2.1.1	Review of Engineering Drawings
	2.1.2	Meetings (Cons) with Legal Counsel
	2.2	<b>EIA &amp; Environmental Technical Reports</b>
	2.2.1	Sustainability Statement
	2.2.2	Navigation Technical Report
	2.2.3	Marine Hydrodynamics Chapter
	2.2.4	Navigation Chapter
	2.2.6	Summary and Conclusions
	2.2.7	Liaison with Legal Advisors on EIA Review
	2.2.8	ES Non Technical Summary
	2.3	<b>HRA</b>
	2.3.4	1. Confirm cluster need for solent marine significance 2. Review objective 3. Review Alternatives outside of the solent or any further alternative updates 4. providing supporting text for savills HRA report
	2.3.5	Marine Licences - drafting, engagement, submission, monitoring to decision
	2.3.7	Liaison with Legal Advisors (Consenting-Pinsent Mason)
	2.4	<b>TCPA Planning Application</b>
	2.4.2	Planning Statement
	2.4.3	Transport Assessment (and scoping)
	2.5	<b>Engagement and Public Consultation</b>

	2.5.2	Exhibitions
	2.5.4	Statement of Community Involvement
	2.5.6	Investor & Other Meetings- Maritime only
Design	3.1	<b>First Stage Design Layout</b>
	3.2	<b>Full Illustrative Masterplan</b>
	3.2.1	Preparation of Draft Concept Masterplan and Schematic Masterplan
	3.3	<b>Parameter Plans</b>
	3.3.1	Review of EIA Parameter Plans
	3.4	<b>DAS</b>
	3.4.1	Input to DAS
	3.5	<b>Design Code</b>
	3.5.1	Input to Design Code
	3.6	<b>Branding</b>
	3.6.1	Branding
	3.9	<b>Phase 1</b>
	3.9.1	Design Support to Allies & Morrison
	4.2	<b>Local Plan</b>
		Local Plan and wider Development Viability Input
		Local Plan Inputs
		Regulatory Panel

## LXP- Key Tasks

2104

Hoare Lea

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

	2.7	Strategies
	2.7.1	Infrastructure & Utilities
	2.7.2	Sustainability Strategy
	2.7.3	Energy Strategy
	3.2	Full Illustrative Masterplan
	3.2.1	MEP Design Support to Gensler
	3.9	Phase 1
	3.9.1	MEP Design Support to Allies & Morrison

# LXP- Key Tasks

2104

Allies and Morrison

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

Page 22	<b>3.9</b>	<b>Phase 1</b>
	3.9.1	Design Support to Allies & Morrison
		<b>Architectural services</b>
	3.9.1.1	Design Team Workshops (fortnightly)
	3.9.1.2	Project meetings (weekly)
	3.9.1.3	Client review (monthly)
	3.9.1.4	Stakeholders Engagement
		- Masterplan team
		- Marine Employment
		- Education Authority
		- Rosehill (residential)
		- Commercial and retail (Savils)
	3.9.1.5	Public Consultation (September)
	3.9.1.6	Design Review
		- Design South East (June)
		- Shaping Portsmouth (June)
		- PCC Directors (June)
		- Design Council (July)
	3.9.1.7	Stage 2 - Concept Design (Increased team from in June from current 5 to 10 covering all the individual buildings)
		- Apartment Buildings
		- Houses
		- Office
		- Employment/Boatyard
		- Education/School
	- Commercial/First Mile Last Mile/Health centre, etc	
	- Multistorey Carpark	
	<b>Landscape Sevices</b>	
3.9.1.8	Design Team Workshops (fortnightly)	
3.9.1.9	Project meetings (weekly)	
3.9.1.10	Client review (monthly)	
3.9.1.11	Stakeholders Engagement	
	- Masterplan team	
3.9.1.12	Public Consultation	
3.9.1.13	Design Review	
	- Design South East	
	- Shaping Portsmouth	
	- PCC Directors	
	- Design Council	

# LXP- Key Tasks

2104

Gensler

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

LXP	<b>0</b>	<b>Project Management and Meetings</b>
	0.1	Meetings with Client (Caps) (excludes workshops and meetings counted below)
	0.2	Project workshops outside Schematic design changes ( and prep)
	0.3	Master Planning Design Lead ( Across all consultancies )
		Review of Engineering Drawings to align with EIA parameter plans
		Planning Statement - Input to Savills
	2.5.1	Consultation
	2.5.2	Planning Officer Meetings Q2 & Q3
	2.5.3	External Panel Consultation ( Design SE & Design Council ) & Prep
Page 23 Design	<b>3.1</b>	<b>First Stage Design Layout</b>
	<b>3.2</b>	<b>Full Illustrative Masterplan</b>
	3.2.1	Preparation of Draft Concept Masterplan and Schematic Masterplan up to April 12
	3.2.2	Schematic Master Plan Revisions & Justification Q2
	3.2.3	4 week- Masterplan Stress test
	3.2.4	Reatiner to allow for minor revisions as necessary following agreement with client
	3.2.6	Render
	3.2.7	Liason with local artist r.e. site pictures
	3.2.8	Schematic Master Plan Revisions & Justification Q3
	3.2.9	Production of slides to input into master presentation of proposals for planning/market purposes
	3.2.10	Information input for Cost Consultants
	3.2.11	Design Integration with WSP & Hoare Lea
	<b>3.3</b>	<b>Parameter Plans</b>
	3.3.1	Review of EIA Parameter Plans
	3.3.2	Completion of Parameter Plans
	<b>3.4</b>	<b>DAS</b>
	3.4.1	DAS ( Draft )
	3.4.2	DAS - Engagement
	3.4.3	DAS ( Final )
	<b>3.5</b>	<b>Design Code</b>
	3.5.1	Design Code ( Draft )
	3.5.2	DAS - Engagement
	3.5.3	DAS ( Final )
	<b>3.6</b>	<b>Branding</b>
	3.6.1	Wayfinding
	<b>3.7</b>	<b>BIM</b>
	3.7.1	Inputs into BIM
	<b>3.8</b>	<b>BNG</b>
	3.8.1	Masterplan inputs
	<b>3.9</b>	<b>Phase 1</b>
3.9.1	Design Integration with Allies & Morrison - Context Master Plan alignment Q2 ( see comments )	

## LXP- Key Tasks

2104

Rosehill

Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

LXP	0	LXP Programme
	Finance- P1	Ph 1 - Development Appraisals, pricing and value engineering
	Viability - Masterplan	Local Plan and wider Development Viability Input
		Financial Model review and PCC finance team update



Please note this does not account for all tasks completed but gives an indication to what has been/needs to be undertaken

3.6	Branding
3.6.1	Naming of Tipner West
3.6.2	Development of Lennox Point branding
3.6.3	Naming workshops, focus groups and stakeholder interviews
3.6.4	Creation of logos and supporting brand assests and templates
3.6.5	Creation of brand guidelines
3.6.6	Search for and commission of local artist
3.6.7	Development of Lennox Point website
3.6.8	Design and delivery of project literature - Investor Guide, Supplier Guide, Story so Far
3.6.9	Initial concepts for Phoenix Quay - marine employment hub
3.6.10	Lennox Point roadshow - creation of physical information boards and virtual consultation room
3.6.11	Lennox Point Industry Day - creation of information boards
3.6.12	Lennox Point public consultation - initial concepts for physical information boards and a virtual consultation room

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