



# **Greater Brighton Economic Board**

## **Investment Programme Update Report**

**26<sup>th</sup> March 2019**

# Contents



Item		
1	Highlight Summary	Page 3
2	Burgess Hill Strategic Growth Programme	Page 4
3	Central Research Laboratory - Brighton	Page 6
4	Circus Street- Brighton	Page 7
5	Decoy Farm - Worthing	Page 8
6	Digital Catapult- Brighton	Page 9
7	Eastside South - Newhaven	Page 10
9	Heritage Centre Stage - Brighton	Page 11
10	New England House - Brighton	Page 12
11	New Monks Farm – Shoreham By Sea	Page 13
12	Flood Alleviation Scheme - Newhaven	Page 14
13	Port Access Road - Newhaven	Page 15
14	Railway Quay - Newhaven	Page 16
15	Springman House - Lewes	Page 17
16	Sussex Bio Innovation Centre - Falmer	Page 18
17	Teville Gate - Worthing	Page 19
18	Union Place - Worthing	Page 20
19	Valley Gardens - Brighton	Page 21
20	Waterfront Brighton	Page 22
21	Western Harbour Arm – Shoreham-By-Sea	Page 23

124

# Highlight Summary



PROJECT	DELIVERY PARTNERS	REPORT HIGHLIGHT
Central Research Laboratory	Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton	The target completion date for the CRL remains December 2019. Construction of the student blocks on the barracks site commenced in December 2018, completion of which is planned for summer 2020. U+I recently completed a deal with Optivo Housing who will deliver the 369 new homes on the site. Work on the first residential blocks is due to start in mid-2019, and completion of the full development is scheduled for the end of 2022.
Digital Catapult	Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express	Since opening the 5G Brighton testbed at the FuseBox in October, we have continued to work with a range of SMEs early-adopters, helping them understand the technical and commercial opportunities that 5G might provide. We have also been preparing an open call to enable a second tranche of businesses to engage, and that open call is now due to launch for applications in late March. We have been working on developing a second user-testing location for the testbed and an announcement around that location is also expected this month.
Newhaven Flood Alleviation Scheme	Environment Agency, Lewes DC, Coast to Capita LEP, SE LEP	January to March 2019 saw progress in the Port area of the scheme but continued frustration concerning the development of a flood barrier over the railway line. The rail flood barrier is required for protection against indirect flooding following storm surge overtopping in the Ouse floodplain. This is being held up due to difficulties reconciling respective institutional requirements on future liabilities. A potential 'backstop' is the approval of an emergency response plan for the 25m gap in flood defences over the railway in the scheme's Area 1, north of Newhaven. There is better news from the Port area of the scheme, where we have pioneered the trial use of cement-free concrete in a short flood wall and this is may be the first use of this innovative low-carbon building material in a structural setting. We are on track to complete work in the Port area by May 2019 and with that, protection against direct flooding will be in place throughout Newhaven.
Waterfront	Brighton and Hove City Council leading the Enabling package of works. The remainder of the project will be led in partnership with Standard Life Aberdeen, who are funding the design and development stage.	The legal agreement with Aberdeen Standard Investments is now agreed and will be engrossed end of March. The project is moving into the first delivery phase, including appointment of a Project Director and progression of the Enabling Works Package for Black Rock, Eastern site.

125

# Burgess Hill Strategic Growth Programme



Proposed scheme

## Aims & Objectives

The programme will deliver transformative change to the town, secure major growth and significant improvements in housing, jobs, infrastructure, and social and community facilities. To support the programme the following funding has been secured:

- £17 million from the Local Growth Fund (LGF) to support A2300 corridor improvements comprising an upgrade to dual carriageway, junction improvements, and the provision of a footway and cycleway linking to the National Cycle Network,
- £10.9 million LGF funding for a Place and Connectivity package of sustainable transport schemes including improvements to the Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route,
- £4 million LGF and a further £6.5 million Housing Infrastructure Fund (HIF) to improve the Goddard's Green Waste Water Treatment works, unlocking land to develop a further 256 homes,
- Up to £2.2 million from the Government's Local Full Fibre Network (LFFN) fund to support the implementation of new digital infrastructure for Burgess Hill which in turn will stimulate the market for internet service providers.

## Key Facts

**Delivery Partners:** Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital LEP, Department of Transport, Department of International Development, developers (New River, Glenbeigh, Fairfax).

## Funding (all years)

<b>Total LGF Funding</b>	<b>£31.9m</b>
<b>OPE Funding</b>	<b>£165k</b>
<b>Total Public Funding</b>	<b>£61.6m</b>
<b>Total Private Funding</b>	<b>£993.3m</b>
<b>Total Funding</b>	<b>£1,054.9m</b>

Following their acquisition of the Northern Arc land parcels, Homes England have confirmed there will be an investment of approximately £162m in strategic infrastructure supporting the development. Further detail on the Homes England investment will be featured in future reports as it becomes available.

## Outputs

5,000 new homes, a Science and Technology Park offering up to 100,000 m<sup>2</sup> of employment space, two further business parks covering 25 hectares, together creating 10,000 new jobs, a major town centre recreational facility offering over 14,500 m<sup>2</sup> of retail space plus 142 new homes, a 63 bed hotel and cinema, major improvements to the A2300 corridor and a sustainable transport package, two new primary schools and one secondary school, increased capacity at GP practices, new and improved leisure facilities, and full-fibre digital infrastructure.

## What happened in the last period?

**Northern Arc:** The statutory consultation period on the planning application (received in December) has now completed, very few responses were received with no surprises. A delivery development partner has been appointed to deliver Freeks Farm and a reserved matters application is anticipated shortly. Work on the first stage of the development (Freeks Farm) remains scheduled to begin in 2020.

**Place and Connectivity:** West Sussex County Council, as the lead delivery body for the project, is finalising the legal agreement with the Local Enterprise Partnership. The detailed design is underway with construction scheduled to complete in March 2021.

**A2300 corridor improvements:** The project remains on schedule with construction to complete in March 2021.

**Employment space, The Hub:** Construction now very close to completion on the first of six phases of development, a 4,000 m<sup>2</sup> warehouse, with planned handover to DPD in April. The planning application for the second phase of development, to deliver a further 5,000m<sup>2</sup> of employment space, is being considered by officers.

**Digital Infrastructure:** A supplier engagement event took place on 17 January for the procurement of the scaffold network. Contract options are now being considered, with procurement to begin in early summer 2019. Discussions are underway with the West Sussex districts and WSCC about a business rates retention pilot scheme to fund a fibre



spine for West Sussex. Officers are also in close liaison with the Brighton Digital Exchange about establishing a connection between to the Burgess Hill digital exchange.

**One public estate (OPE) 7:** At the end of February OPE confirmed that the two bids submitted by the Council in December had been successful. The OPE 7 funding awards will support feasibility studies for: (1) redevelopment of the land adjacent to Burgess Hill station to deliver up to 150 new homes, 500 jobs, and retail opportunities, (2) redevelopment of an extended Brow site in Burgess Hill to provide enhanced accommodation for the emergency services and to create space for 440 new homes.

**Goddard's Green Waste Water Treatment works:** the funding agreement for the £4m LGF funding has now been signed, with the funding agreement for the £6.5m HIF funding presently being finalised. Detailed design and procurement is work underway with the project delivery and spend ahead of schedule. Construction scheduled to begin in early 2019, with practical completion in December 2019.

# Central Research Laboratory - Brighton



Proposed scheme

## Aims & Objectives

The CRL is a U+I Plc concept, a model they have delivered successfully elsewhere. As a key element of the comprehensive mixed-use redevelopment it will provide a unique, high quality workspace model, tailored to the unique needs of Brighton’s creative and entrepreneurial businesses, particularly those designing and making physical products. It aims to be somewhere inspiring, functional, sustainable and flexible in its design. It is an innovative provision of shared workspaces and facilities that promote collaboration and facilitate serendipity. The shared spaces will range from events spaces to prototyping labs, meeting rooms and cafe/break out spaces, something that will attract both small and larger tenants.

## Key Facts

**Delivery Partners:** Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton (together the partners in the overall mixed-use development across the combined sites).

## Funding (all years)

Total LGF Funding	£7.7m
Total Public Funding	£0.00m
Total Private Funding	£7.2m
Total Other Funding	£0.00m
<b>Total Funding</b>	<b>£14.90m</b>

## Outputs

Contractual outputs: 4,645sqm of new employment space, 500sqm of high specification prototyping labs/workshops, 107 onsite jobs, £5.427m of match funding.

Non-contractual outputs: 300 other jobs, £250,000 follow-on investment, 99 businesses supported.

## What happened in the last period?

Construction of the CRL building continued in line with the programme, with the structural frame now at an advanced stage. Cladding works are due to commence within the coming months, and in the meantime interior design work and signage proposals continue to be developed. The target completion date for the CRL remains December 2019. Construction of the student blocks on the barracks site commenced in December 2018, completion of which is planned for summer 2020. U+I recently completed a deal with Optivo Housing who will deliver the 369 new homes on the site. Work on the first residential blocks is due to start in mid-2019, and completion of the full development is scheduled for the end of 2022.

## Target Milestones

**End Date:** 13/12/2022.

# Circus Street - Brighton



Proposed scheme

## Aims & Objectives

The mix of residential, business, education and cultural occupiers on the site will bring a wide variety of people into the area, benefitting existing local businesses. Economic impact studies indicate that the development will create approximately 232 predominantly local jobs. It will generate £1 million in council tax, new business rates contributions and new homes bonuses. It will encourage student and new resident population spending in and around the site and should boost the local economy by more than £10m each year due to a multiplier effect.

The main office building will provide modern high quality floor-space, of which there is a known shortage in the city.

The Dance Space will house South East Dance and provide them with much-needed production space, a theatre and public space for community participation. The growing artistic community in Brighton has no dedicated space for dance and it is estimated that 60,000 people will use the space every year. It will become a cultural and community hub, where people gather to collaborate, participate, watch and learn.

## Key Facts

**Delivery Partners:** U+I plc (Cathedral Brighton), Brighton & Hove City Council

## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.70m</b>
<b>Total Public Funding</b>	<b>£0.40m</b>
<b>Total Private Funding</b>	<b>£106.57m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£109.67m</b>

## Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 sqft office building; 450 student accommodation bed spaces; Cultural building (The Dance Space) for South East Dance (SED); office floor-space providing opportunities for start-ups; retail units and restaurant; public realm to include a public square and landscaped courtyards.

## What happened in the last period?

Construction continues to progress, although work on some blocks has recently slipped against the timetable. The student accommodation and residential blocks are at advanced stages, with the student accommodation requiring handover and completion in time for occupation for the academic year commencing this September. The Dance Space has now reached its full height. Offsite infrastructure works have recently commenced.

## Target Milestones

**End Date:** 23/03/2020.

# Decoy Farm - Worthing



### Funding (all years)

<b>Total LGF Funding</b>	<b>£4.84m</b>
<b>Total Public Funding</b>	<b>£4.84m</b>
<b>Total Private Funding</b>	<b>£7m</b>
<b>Total Other Funding</b>	<b>TBC</b>
<b>Total Funding</b>	<b>TBC</b>

### Outputs

a) Unlocking up to 40,000sqm of employment space for development of mainly B1 and B2/B8 uses; b) Facilitating the redevelopment of a number of key sites within Worthing town centre, as envisioned in the Greater Brighton City Deal; and c) Supporting the development of Shoreham Harbour by providing suitable alternative accommodation to relocate existing harbour businesses.

### What happened in the last period?

Council LEP application submitted and presented to Investment Committee and funding has been agreed.

### Target Milestones

- Spring 2019** – LEP funding agreement signed
- Autumn 2019** - Planning Application submitted
- End Date:** April 2021

### Aims & Objectives

An ambitious plan to upgrade an environmentally challenging but sizable plot of allocated employment land that has stood unused for over three decades. The completed project would boost employment opportunities and economic performance in the entire Coast to Capital LEP region.

### Key Facts

**Delivery Partners:** Worthing Borough Council

130

# Digital Catapult - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	<b>£0.50m</b>
<b>Total Public Funding</b>	<b>£1.00m</b>
<b>Total Private Funding</b>	<b>£0.50m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£2.00m</b>

**Outputs** 10,000 businesses receiving information about emerging technology opportunities; 1,000 businesses receiving non-financial support; 250 businesses assisted to cooperate with universities and other research institutions; 100 businesses supported to introduce new products or services to the market or the firm; 30 hackathons, boot-camps or pit-stops; and 10 in-depth collaborative R+D projects.

## What happened in the last period?

Since opening the 5G Brighton testbed at the FuseBox in October, we have continued to work with a range of SMEs early-adopters, helping them understand the technical and commercial opportunities that 5G might provide. We have also been preparing an open call to enable a second tranche of businesses to engage, and that open call is now due to launch for applications in late March. We have been working on developing a second user-testing location for the testbed and an announcement around that location is also expected this month.

The Immersive Lab has upgraded some of its core facilities, particularly to support businesses who require motion capture technology. We have supported the Uni of Brighton Hive systems change project, have delivered a series of practical workshops for those working in immersive and a series of events (the most recent focussed on the fashion industry) for non-immersive businesses interested in the opportunities this technology might bring. Two of the businesses we have been working with, Gorilla in the Room and Metasonics, have been nominated for the Tech Nation Rising Star award.

**Target Milestones**      **End Date:** March 2020

## Aims & Objectives

To enable businesses to develop and exploit new products and services utilising emerging technologies (AA/VR, 5G, AI, etc), in order to improve productivity, develop better employment prospects and increase GVA in the region. The DCCB provides opportunities for start-ups and small businesses to connect with university research knowledge, work with large corporations, access innovation expertise and to engage with two core emerging technology platforms - the Immersive Lab and the 5G testbed. The 5G testbed received additional funding and the initial development and engagement activity is taking place at DCCB, hence the project date extension in 5 above.

## Key Facts

**Delivery Partners:** Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express.

# Eastside South - Newhaven



## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.60m</b>
<b>Total Public Funding</b>	<b>£0.00m</b>
<b>Total Private Funding</b>	<b>£6.21m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£7.81m</b>

## Outputs

7,986m2 of new commercial floor-space, together with associated job creation.

## What happened in the last period?

Work on Phase 1 has been completed, with one new occupier (ValetPro) now operational. The second occupier is expected to become operational in early 2019.

Work on Phase 2 commenced in April. Phase 2 is being built according to demand, with the first unit nearing completion.

## Target Milestones

**End Date:** Early 2020.

## Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m2 of new commercial floor-space will be created, 15,000m2 of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

## Key Facts

**Delivery Partners:** Westcott Leach (landowner) in partnership with Lewes District Council & Coast to Capital LEP.

# Heritage Centre Stage - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	<b>£3.00m</b>
<b>Total Public Funding</b>	<b>£14.24m</b>
<b>Total Private Funding</b>	<b>£5.70m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£22.95m</b>

## Outputs

- Employment: created and/or safeguarded - 337
- Businesses assisted: financial and non-financial - 624
- New floor space constructed/refurbished: learning - 157m<sup>2</sup> new floor space constructed/refurbished, Commercial - 2,652m<sup>2</sup>
- Carbon reduction of 39.961 tonnes of CO<sub>2</sub>.

## What happened in the last period?

Since the last update work on site has included continuing remedial works to Corn Exchange roof joists to address significant structural defects; structural works to upper floors and roof 29 New Road; Installation of partition walls and first fix in Studio Theatre; Corn Exchange large window decoration; continuing installation of chiller and heating pipework; installation of steelwork for public lift and back of house staircase continuing; closing up of Studio basement; installation of partition walling in Studio café/kitchen ground floor continuing; installation of underfloor heating and screed in Gallery; M&E first fix completing and commencing second fix The Contract Administrator has awarded a total of 33 weeks Extension of Time resulting in the new contract Completion date of 12 April 2019. However, the main contractor is reporting works continuing to October 2019.

**Target Milestones**                      **End Date:** August 2019.

## Aims & Objectives

- New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs
- Enhanced contribution to Brighton’s cultural tourism by a strengthened City Centre & Cultural Quarter offer
- Returning the Royal Pavilion Estate to a world class heritage destination & protecting the heritage
- Achieving the long term vision for both organisations
- Evidence-based improved Visitor/ Audience experience, and improved learning, access & participation).

## Key Facts

**Delivery Partners:** Brighton & Hove City Council & Brighton Dome & Brighton Festival

# New England House - Brighton



## Funding (all years)

<b>Total LGF Funding</b>	<b>n/a</b>
<b>Total Public Funding</b>	<b>£4.9 million (City Deal)</b>
<b>Total Private Funding</b>	<b>n/a</b>
<b>Total Other Funding</b>	<b>n/a</b>
<b>Total Funding</b>	<b>n/a</b>

## Outputs

Upgrade building, including providing a net additional 7,090sqm of new employment floor-space.

## What happened in the last period?

Legal & General’s planning application for the adjacent Longley Industrial Estate is due to be considered at the council’s 20 March Planning Committee. As previously reported, if permission is granted, this will be the key to securing a private sector mixed use redevelopment on Longley that would include a significant element of new employment floor-space (that would count towards City Deal output) and a premium for the council as freeholder towards securing the remainder of the City floor-space output on the New England House site, along with the building's refurbishment.

Further design work has been undertaken in respect of NEH, with financial modelling currently underway on the latest option that has taken on-board a range of planning and transport concerns.

## Target Milestones

**End Date:** 31/03/2022.

## Aims & Objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for greater Brighton's creative high-tech businesses.

## Key Facts

**Delivery Partners:** Brighton & Hove City Council

134

# New Monks Farm - Shoreham-By-Sea



## Funding (all years)

<b>Total LGF Funding</b>	<b>£5.70m</b>
<b>Total Public Funding</b>	<b>£5.7m</b>
<b>Total Private Funding</b>	<b>£144m</b>
<b>Total Funding</b>	<b>£150m</b>

## Outputs

- A £150 million capital investment;
- The delivery of 600 new homes, 30% of which will be affordable;
- 876 gross new jobs;
- £2.8m in public sector receipts from council tax revenues, new homes bonus and new business rates; and £11.5m additional annual GVA to the Adur economy

## What happened in the last period?

Planning permission granted for application submitted for development (600 dwellings, Ikea and new roundabout onto the A27). Subject to Secretary of State Call in.

## Target Milestones

- Commence On Site:** Spring 2019
- Delivery of New Junction to the A27:** December 2021
- Completion of Development:** December 2025
- End Date:** December 2025.

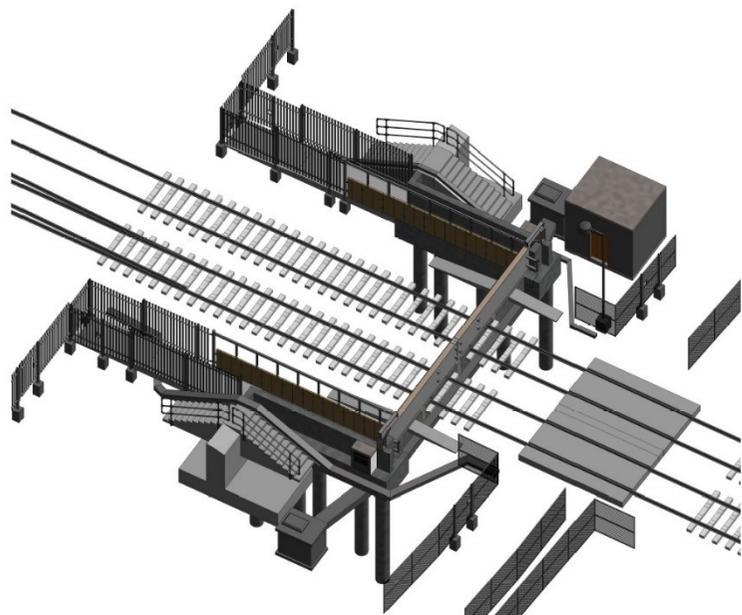
## Aims & Objectives

The project is to develop a strategic employment and housing growth centre in Shoreham. Its main components are: (a) The provision of a new and improved signalised 6-arm junction on the A27 which will unlock housing and employment space by allowing access to and from the wider area and the specific development sites; (b) The building of 600 new homes and 10,000m2 employment floor-space at New Monks Farm.

## Key Facts

**Delivery Partners:** New Monks Farm Development Ltd, Highways England, West Sussex County Council and Adur District Council.

# Newhaven Flood Alleviation Scheme



## Funding (all years)

<b>Total LGF Funding</b>	<b>£3.00m</b>
<b>Total Public Funding</b>	<b>£14.50m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£17.50m</b>

## Outputs

3km of flood defences on the east and west banks of the Ouse, comprising concrete walls, earth embankments, sheet steel piles, flood gates.

## What happened in the last period?

January to March 2019 saw progress in the Port area of the scheme but continued frustration concerning the development of a flood barrier over the railway line. The rail flood barrier is required for protection against indirect flooding following storm surge overtopping in the Ouse floodplain. This is being held up due to difficulties reconciling respective institutional requirements on future liabilities. A potential 'backstop' is the approval of an emergency response plan for the 25m gap in flood defences over the railway in the scheme's Area 1, north of Newhaven. There is better news from the Port area of the scheme, where we have pioneered the trial use of cement-free concrete in a short flood wall and this is may be the first use of this innovative low-carbon building material in a structural setting. We are on track to complete work in the Port area by May 2019 and with that, protection against direct flooding will be in place throughout Newhaven.

## Target Milestones

**End Date:** November 2019.

## Aims & Objectives

Build physical infrastructure to provide protection from tidal flooding up to a 1 in 200 year event for 431 homes, 390 businesses, rail and road infrastructure and in addition facilitate development under the auspices of the new Newhaven Enterprise Zone

## Key Facts

**Delivery Partners:** Environment Agency, Lewes DC, Coast to Capita LEP, SE LEP.

# Port Access Road - Newhaven



## Aims & Objectives

Construction of a new road into Newhaven Port that will unlock significant new land to meet the economic needs of Newhaven through expansion of Port-related activities.

Comprising approx. 650m of new road, including a new 3 span bridge over the Newhaven to Seaford railway line and Mill Creek, and associated landscaping/environmental works.

## Key Facts

**Delivery Partners:** East Sussex County Council.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£10.00m</b>
<b>Total Public Funding</b>	<b>£13.27m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£23.27m</b>

## Outputs

Construction of the Newhaven Port Access Road from the Pargut roundabout to the Port roundabout, unlocking new employment land at East Quay within Newhaven Port.

## What happened in the last period?

Construction commenced early January, with site clearance works underway. BAM Nuttall has been appointed as contractor Construction is expected to take 19 months to complete.

## Target Milestones

**End Date:** Mid 2020.

# Railway Quay - Newhaven



## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.5m</b>
<b>Total Public Funding</b>	<b>£0.01m</b>
<b>Total Private Funding</b>	<b>TBC</b>
<b>Total Other Funding</b>	<b>TBC</b>
<b>Total Funding</b>	<b>£1.51m</b>

## Outputs

New commercial floor-space, job creation and land remediation. Details currently being finalised.

## What happened in the last period?

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by impending closure of adjacent UTC@harbourside. No further decisions will be made until the future of the UTC has been finalised – Government has just established East Sussex College Group as the Preferred Bidder and further negotiations are awaited. The UTC is expected to re-open in September 2019.

## Target Milestones

**End Date:** TBC.

## Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m<sup>2</sup> of new commercial floor-space will be created and 15,000m<sup>2</sup> of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

## Key Facts

**Delivery Partners:** Lewes District Council.

# Springman House - Lewes



## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.00m</b>
<b>Total Public Funding</b>	<b>£4.34m</b>
<b>Total Private Funding</b>	<b>£0.00m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£6.34m</b>

## Outputs

By enabling the development of a new multi blue light facility on the site of Springman House, this project will unlock the £180m North Street Quarter scheme - a major, strategic mixed-use development in Lewes. Relocating the Community Fire Station from its existing premises on North Street, Lewes will: enable the delivery of 416 new homes and 13,000m<sup>2</sup> of commercial floor-space, through the £180 million North Street Quarter (NSQ) regeneration scheme, and enable Lewes' "blue light" services to be co-located.

## What happened in the last period?

The Council completed the purchase of Springman House from the vendors in March 2017. In June 2017 the Council's Cabinet authorised the design and construction of the new blue light facility. In January 2018, architects were appointed to commence work on master-planning and design options. The architects have undertaken detailed consultation with the blue light end users in order to establish their operational requirements. Work on the site masterplan and building layout options is currently underway and planning consultants have now been instructed to commence preparation of a planning application for the site.

## Target Milestones

**End Date:** Anticipated 2021, subject to Planning.

## Aims & Objectives

The project involves the formation of new fire and ambulance station facilities with close adjacencies and shared facilities with the existing police station.

The proposed site is tight in terms of space and will contain a fully operational police station throughout the construction duration. The site will likely also house a commercial development to aid viability.

## Key Facts

**Delivery Partners:** Lewes District Council are the lead delivery body in partnership with East Sussex Fire & Rescue Service, Sussex Police and the South East Coast Ambulance Service.

# Sussex Bio Innovation Centre - Falmer



Proposed scheme

## Aims & Objectives

The Sussex Bio-Innovation Centre will provide a much-needed new facility for entrepreneurs and businesses in the Coast to Capital region’s developing Life Sciences sector providing an enabling infrastructure to test new ideas, share expertise and develop new commercial products within a first class university setting. The Centre will be a key element of Life Sciences development at the university, providing a research and development interface between academia and business to foster the next generation of pharma and biotech companies.

## Key Facts

**Delivery Partners:** University of Sussex.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£5.52m</b>
<b>Total Public Funding</b>	<b>£0.00m</b>
<b>Total Private Funding</b>	<b>£81.99m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£87.51m</b>

## Output

Local Growth Funding will deliver; 2,202sqm of dedicated specialist accommodation Support for 20 new life sciences business teams at a time, Over 60 specialist bio-science graduate-level jobs plus additional senior business staff, A further 20 specialist bio-science technician, business support and management positions.

## What happened in the last period?

The University took a decision to stop the current New Life Sciences build project, and not pursue the design which provided accommodation and facilities for all practical teaching and research activities undertaken by the School of Life Sciences along with a Bio Innovation Centre. The revised project will look to design and build a research only facility for the School of Life Sciences but also incorporating a Bio innovation Centre. The University is currently engaging with the design team and preferred contractor to determine how we could take forward the revised project. We have also engaged with external procurement legal advisors in order to ensure we do not transgress any procurement rules/regulations linked to the OJEU process, and avoid potential challenges should we proceed with the preferred contractor.

## Target Milestones

**End Date:** 2020/21.

# Teville Gate - Worthing



## Aims & Objectives

Teville Gate (TG) forms part of the Worthing Central Programme (Phase 1) to transform key brownfield sites in Worthing town centre. This project will facilitate the redevelopment of the site by undertaking site preparation works, consisting of the demolition of all buildings within the redline and provision of a temporary surface car park. Thereafter the Council will continue to support the freeholder, Mosaic Global Investments (Mosaic) to submit a viable planning application in order to deliver the scheme.

## Key Facts

**Delivery Partners:** Worthing Borough Council and Mosaic Global Investments.

## Funding (all years)

<b>Total LGF Funding</b>	<b>£2.09m</b>
<b>Total Public Funding</b>	<b>£0.01m</b>
<b>Total Private Funding</b>	<b>£78.90m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£81.00m</b>

## Outputs

Following the demolition of all buildings this 1.4 ha site has the potential to deliver (a) 375 new homes (b) 3,410sqm of commercial floor-space (restaurants, cafes and on-site gym) (c) 6,740sqm of retail floor-space (state of the art supermarket) (d) 493 gross jobs (net jobs 314) (e) Modern car parking infrastructure (over 160 spaces for residents and visitor use) (f) New public realm (approx. 4,000sqm, creating an improved public corridor from Worthing station to the town centre).

## What happened in the last period?

Mosaic Capital is expected to submit a planning application for their redevelopment shortly.

## Target Milestones

**Winter 2018/19:** Planning application to be submitted

**Spring 2019:** Temporary surface car park completed

**End Date:** Mar 2021.

# Union Place - Worthing



## Funding (all years)

<b>Total LGF Funding</b>	<b>£3.60m</b>
<b>Total Public Funding</b>	<b>£5m</b>
<b>Total Private Funding</b>	<b>£40m</b>
<b>Total Other Funding</b>	<b>TBC</b>
<b>Total Funding</b>	<b>£45m</b>

## Outputs

A business case has been approved by the LEP which identifies the potential to deliver: (a) 179 new homes (b) 26,800 sqm of commercial floors-pace (c) 2,011sqm of leisure floor-space (cinema) (d) Hotel - 66 rooms (e) 164 gross jobs (net jobs 89) (f) Modern parking infrastructure (up to 220 residential spaces) (g) New public realm (approx. 900 sqm).

A joint development strategy with LCR was agreed at JSC on 6<sup>th</sup> November 2018 which sets out a preferred mixed use delivery route.

## What happened in the last period?

The site has been acquired by Worthing Borough Council using the Worthing Central LGF grant allocation.

Land Pooling Agreement in place September 2018.

Development strategy approved at JSC 6<sup>th</sup> November 2018.

Sale and leaseback of site C has taken place

## Target Milestones

**End Date:** Mar 2021.

**Development Strategy:** October 2018 JSC Committee

**Further timescales will dep end on the Development Strategy**

**End Date:** Mar 2021

142

## Aims & Objectives

Union Place (UP) forms part of the Worthing Central Programme (Phase 1) to regenerate key brownfield sites in Worthing town centre. The Council has agreed to enter into a land pooling agreement for the site with partners London and Continental Railways. The partners have prepared a development strategy for the sites which has been approved at JSC. The development strategy could include building out ourselves (direct delivery) or gaining planning consent and selling to a developer.

## Key Facts

**Delivery Partners:** Worthing Borough Council, London & Continental Railways, Coast to Capital LEP.

# Valley Gardens - Brighton



Proposed scheme

## Aims & Objectives

Simplification of traffic network, provision of 'public transport corridor' to the west with general traffic on the western corridor. Enhanced public realm, gardens and materials throughout. The scheme aims to contribute to improved air quality, safety, connectivity, improve efficiency and upgrade signals at junctions. Reduce street clutter and provide enhanced greenspace for public enjoyment.

## Key Facts

**Delivery Partners:** C2C Local Enterprise Partnership

## Funding (all years)

<b>Total LGF Funding</b>	<b>£8.00m</b>
<b>Total Public Funding</b>	<b>£1.71m</b>
<b>Total Private Funding</b>	<b>£0.41m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£10.13m</b>

## Outputs

Match Funding (BHCC) £1.712m, Local Funding £0.414, Total resurfaced roads - 1,588m, Total length of cycle ways - 670m, Area of land experiencing flooding - 63,866 sqm.

## What happened in the last period?

The Valley Gardens Phase 1&2 scheme construction work is progressing with a new footway on the eastern corridor, buildouts on the Morley and Kingswood Street Junctions which will link with the Circus Street developments works. A new and improved drainage system has been implemented and new street lighting will follow. Traffic management arrangements are in place and are consistently being monitored to help reduce any disruptions to the general traffic. The appointed Landscaping Sub-Contractor, East Sussex Landscaping (ELS) is due to commence work shortly to restore and enhance the gardens area.

We continue to provide monthly updates on the progress of the scheme which is e-mailed to our circulation list and for those passing the works site you will now see our hoarding panels providing an overview of the project.

## Target Milestones

**End Date:** 2020/2021.

# Waterfront - Brighton



## Aims & Objectives

144 Firstly, to deliver a brand new 10,000 seater dual purpose conference and events venue at the vacant Black Rock site on Brighton seafront as part of a two site solution, labelled the "Brighton Waterfront" regeneration project. Secondly, the regeneration of a key strategic central city site to provide a new regional shopping destination for the city, in line with the approved City plan, utilising the newly vacated Brighton Conference centre site on Brighton's seafront. To ensure that the above timescale is met, the council will be proceeding with a package of works to de-risk and prepare the Black Rock site for the new venue which will utilise LEP funds as part of an "Early Works Package", the remainder of funding being allocated towards the construction of the new venue starting in 2021.

## Key Facts

**Delivery Partners:** Brighton and Hove City Council will be leading the Enabling package of works. The remainder of the project will be led in partnership with Standard Life Aberdeen, who are funding the design and development stage.

## Funding (all years)

Total LGF Funding	£12.11m
Total Public Funding	£120.60m
Total Private Funding	£0.00m
Total Other Funding	£0.00m
<b>Total Funding</b>	<b>£132.71m</b>

## Outputs

Jobs directly connected to intervention - 1,832, Commercial floor space constructed - 27,800, Safeguarded jobs - 518, Commercial floor space refurbished - 53,383sqm. All outputs remain estimates as the project design and development stage has not completed at the time of the C2C LEP submission.

## What happened in the last period?

The legal agreement with Aberdeen Standard Investments is now agreed and will be engrossed end of March. The project is moving into the first delivery phase, including appointment of a Project Director and progression of the Enabling Works Package for Black Rock, Eastern site.

## Target Milestones

**End Date:** 18/12/23.

# Western Harbour Arm – Shoreham-By-Sea



Proposed scheme

## Aims & Objectives

A sum of £3.5 million was identified for flood defences to unlock developments on Shoreham’s Western Harbour Arm. This project will deliver a flood risk management scheme at Sussex Yacht Club on the Western Harbour Arm. The site is adjacent to the historic harbour town of Shoreham-by- Sea, West Sussex, and thus this scheme will safeguard existing town centre businesses as well as provide an unrestricted flow of traffic on the A259.

## Key Facts

**Delivery Partners:** Adur District Council, Environment Agency and Sussex Yacht Club, Shoreham Harbour Partnership.

## Funding (all years)

Total LGF Funding:	£3.50m
Environment Agency Funding:	£1.14m (up to)
<b>Total Funding:</b>	<b>£4.64m (up to)</b>

## Outputs

The project is for the construction of a flood wall to the rear of the existing line of defence; protecting the A259 and communities behind but allowing some riverside inundation during flood events on the Sussex Yacht Club site. The proposed location of the setback flood wall would largely be along the rear (northern) side of the site adjacent to the A259. Based on the Environment Agency’s Design Guidance a reinforced concrete core and foundation wall is considered to be the most technically viable solution.

## What happened in the last period?

Negotiations continue with the Yacht Club to complete the land deal following agreement on Heads of Terms. A planning application has been submitted for the replacement Yacht Club facility which is being considered by Adur District Planning authority, and a separate planning application for the proposed flood defences along the A259 has been submitted.

Adur District Council has commissioned Mott MacDonald to prepare detailed business case to justify the additional funding from the Environment Agency to support the flood defence wall to be delivered.

## Target Milestones

**End Date:** Mar 2021.

**September 2020** Completion of ADC’s flood prevention works.

