



# **Greater Brighton Economic Board**

## **Investment Programme Update Report**

**15<sup>th</sup> October 2019**

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# Highlight Summary



PROJECT	DELIVERY PARTNERS	REPORT HIGHLIGHT
Burgess Hill Strategic Growth Programme	Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, Department of Transport, developers (including New River and Glenbeigh	<b>A2300 Corridor Improvements:</b> The project remains on schedule, with site clearance beginning in September 2019. The clearance work is being done now to coincide with the window between the bird nesting season and ahead of the winter hibernation season for small mammals, in order to minimise the ecological impact. None of the trees affected by the clearance work are subject to preservation orders, and a replanting scheme is currently being prepared. Construction of the improvements is scheduled to complete in March 2021.
Central Research Laboratory (PlusX)	Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton	Installation of the coloured exterior cladding commenced in September 2019. The first Plus X newsletter was issued to further promote the facilities and offer tours. The building has been awarded Platinum standard connectivity which makes it the first building in Brighton to offer world class, ultra-reliable and superfast internet connection for all its members. The target completion date for Plus X remains December 2019 ahead of opening in early 2020. In terms of the wider redevelopment, construction of the student blocks on the barracks site continues and are due for completion by summer 2020. Work on the first residential blocks is due to start shortly, and completion of the full development is scheduled for the end of 2022.
Heritage Centre Stage	Brighton & Hove City Council & Brighton Dome & Brighton Festival	Since the last update the main contractor left the Dome site and ceased all works, subsequently securing agreement of its creditors to a Company Voluntary Arrangement (CVA) on 26 July 2019, which gave the council grounds under the JCT building contract to terminate with effect from 02 August 2019. Due to the urgent need to carry out emergency and remedial works to protect and weatherproof the buildings, the council appointed a management contractor to oversee these works. A further procurement process will be carried out to appoint a principal contractor to complete the main works. Project completion is now anticipated in February/March 2021.
Teville Gate (Worthing Central Phase1)	Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England	<ul style="list-style-type: none"> <li>• Surface car park construction practical completion on 05/06/19</li> <li>• Construction commenced on new office building for Teville Gate House.</li> <li>• Mosaic Capital have submitted their application. Expected for decision at October planning committee.</li> <li>• Work with Homes England to secure circa £6-£8m funding for affordable homes.</li> <li>• Teville Gate House application under consideration, expected at July Planning Committee. Heads of Terms agreed with Teville Gate House / HMRC to lease 50 parking spaces to aid the development.</li> </ul>

# Adur Civic Centre - Shoreham



## Aims & Objectives

Adur District Council have led on the development of a two phase scheme for the former Council offices in Shoreham. Phase 1 involved the development of a 30,000 sqft (gross) office building which is now complete and let to local business Focus Group following £9.89m of Council investment.

For Phase 2 the Council have identified Hyde Housing as the preferred bidder for the site and are working to finalise contracts. A planning application is anticipated in spring 2020 for 171 homes and ground floor office space.

## Key Facts

**Delivery Partners:** Adur District Council. Willmott Dixon, Hyde Housing Group

## Funding (all years)

<b>Total LGF Funding</b>	<b>£1.71m</b>
<b>Total Public Funding</b>	<b>£0.0m</b>
<b>Total Private Funding</b>	<b>£9.89m</b>
<b>Total Other Funding</b>	<b>£0.00m</b>
<b>Total Funding</b>	<b>£11.60m</b>

## Outputs

Phase 1 North Site -30,000 sqft of employment space

Phase 2 South Site – 987 sqm of employment space and 171 residential units

## What happened in the last period?

Phase 1 completed end of April 2019

Phase 2 Council agreed a preferred developer for the site and are working on plans and contracts.

## Target Milestones

**Phase 2:** Appointment of Delivery Partner

**Planning Application:** Spring 2020

**Planning Determined:** Autumn 2020

**Start on site:** Spring 2021

**Completion:** by April 2024

# Burgess Hill Strategic Growth Programme



Artist's impression

## 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 grant 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,
- **£165k** from One Public Estate for design and feasibility studies to redevelop 'The Brow' and land adjacent to Burgess Hill Station.

## Key Facts

**Delivery Partners:** Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, Department of Transport, and developers.

## 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, we have an approved Infrastructure Delivery Plan (IDP) with Homes England which confirms an investment of £162m in strategic infrastructure.

## Outputs

5,000 new homes, a Science and Technology Park (up to 100,000 m2 employment space), two business parks, 15,000 new jobs (including construction jobs), a major town centre regeneration offering retail space, commercial and leisure space including a cinema, bowling alley, and a hotel as well as new homes, improvements to the A2300 corridor, a package of sustainable transport schemes to achieve a 15 per cent modal shift, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

## What happened in the last period?

**Northern Arc:** Planning permission for the first phase of the development (Freeks Farm) was issued in July 2019. Countryside Properties, a homebuilder, has been appointed by Homes England to deliver Freeks Farm and a reserved matters application was submitted to Mid Sussex District Council in September 2019. Works are scheduled to begin on this phase later in the financial year. The first housing is anticipated to be delivered in 2020. The main Northern Arc outline planning application (which encompasses the remainder of the site) is expected to be determined in October 2019.

**Place and Connectivity:** West Sussex County Council, as the lead delivery body for the project, has now finalised the legal agreement for the £10.9m LGF funding with the Local Enterprise Partnership. Contractors have now been procured and the detailed design is underway with construction of phase 1 (LGF funded) scheduled to complete in March 2021.

**A2300 corridor improvements:** The project remains on schedule, with site clearance beginning in September 2019. The clearance work is being done now to coincide with the

window between the bird nesting season and ahead of the winter hibernation season for small mammals, in order to minimise the ecological impact. None of the trees affected by the clearance work are subject to preservation orders, and a replanting scheme is currently being prepared. Construction of the improvements is scheduled to complete in March 2021.

**Employment space, The Hub:** Construction on the first phase of development was completed in April, delivering a 4,000 m<sup>2</sup> warehouse for the distribution company DPD. Construction on the second phase of development is underway and will deliver a further 5,000m<sup>2</sup> of employment space for Roche Diagnostics. Outline consent for the remainder of the site (phases 3-6) was received in June and is expected to be determined by the District Planning Committee in October.

**Digital Infrastructure:** Balfour Beatty were engaged earlier in May as consultants to deliver the 'dig once' programme for the Northern Arc, and have completed a feasibility study. Work is scheduled to begin on site in November 2019, with completion of the network and fibre exchange scheduled for autumn 2020. The project team are also working to establish a connection from the Burgess Hill Digital Exchange to the Brighton Digital Exchange which will benefit the wider city region through enhanced connectivity along the A23 corridor.

**One public estate (OPE) 7:** OPE 7 funding awards were announced earlier this year to support feasibility studies for: (1) 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, (2) redevelopment of the land adjacent to Burgess Hill station to deliver up to 150 new homes, 500 jobs, and retail opportunities. For the Brow (led by WSCC) officers have developed a brief and specification with their master planners (Faithful Gould) which is expected to be signed off this autumn. For Burgess Hill station (led by MSDC) officers are in discussion with Network Rail and expect to agree a specification and procurement method during the autumn.

**Goddards Green Waste Water Treatment Works:** In May Southern Water committed some £4.9m of their own funds in addition to the £4m LGF funding and £6.5m HIF funding already secured. The injection of the new funding will deliver a significantly enhanced design. Sustainability and resilience will be improved, and more on-site electricity will be generated reducing the site's carbon footprint. Construction is underway. The project remains on schedule with practical completion expected in December 2020.

**Target Milestones –** Various (project-specific).

# Central Research Laboratory (Plus X) - Brighton



Proposed scheme

## Aims & Objectives

The 'Plus X' seven storey innovation hub (formerly the Central Research Laboratory) 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	£10m
Total Funding	£17.7m

## 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 Plus X Brighton continued in line with the programme; achieving the 'topping out' stage on 9<sup>th</sup> July. Installation of curtain wall glazing is complete and M&E works continue. Installation of the coloured exterior cladding commenced in September 2019. The first Plus X newsletter was issued to further promote the facilities and offer tours. The building has been awarded Platinum standard connectivity which makes it the first building in Brighton to offer world class, ultra-reliable and superfast internet connection for all its members. The target completion date for Plus X remains December 2019 ahead of opening in early 2020. In terms of the wider redevelopment, construction of the student blocks on the barracks site continues and are due for completion by summer 2020. Work on the first residential blocks is due to start shortly, and completion of the full development is scheduled for the end of 2022.

## Target Milestones

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

# Circus Street - Brighton



## 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 would encourage student and new resident population spending in and around the site and would boost the local economy by more than £10m each year due to a multiplier effect.

The main office building will be a new centre for innovation and enterprise that will maximise the potential for linking the University’s research functions and private organisations that will cohabit in the building. This Innovation Hub will, in turn, create and support fledgling new business in the City and generate opportunities for students, graduates and university staff to work alongside SMEs and larger organisations.

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)

Total LGF Funding	£2.70m
Total Public Funding	£0.40m
Total Private Funding	£106.57m
Total Other Funding	£0.00m
Total Funding	£109.67m

## Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 sq ft. office building; 450 student accommodation bed spaces; “The Dance Space” (dance studios, offices, public performance space and HQ for South East Dance); start-up workshops, retail units and restaurant; public realm to include a square and landscaped courtyards.

## What happened in the last period?

Construction continues to progress, although work on all elements of the development have slipped against the timetable. The student accommodation has been completed and is now occupied, having been handed-over in early September. The residential blocks are nearing completion. A revised timetable is about to be issued by Henry (the lead construction contractor) in respect of the remaining works to be undertaken- including The Dance Space, office block and onsite and offsite public realm.

## Target Milestones

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

# Decoy Farm - Worthing



## Aims & Objectives

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

## Key Facts

**Delivery Partners:** Worthing Borough Council Worthing Borough Council, West Sussex County Council, Private Sector, Coast to Capital LEP

## Funding (all years)

Total LGF Funding	£4.84m
Total Public Funding	£4.84m
Total Private Funding	£15m
Total Funding	£25m

## Outputs

To deliver up to 15,000sqm of new employment floorspace in small/medium sized units to support local SMEs to grow. To provide much needed new/modern/flexible floorspace within the coast to capital sub-region to support the growing needs of the supply chain for Gatwick Airport.

To deliver environmental improvements through remediation of the 7ha ex-landfill site To improve accessibility through highways improvements to the local road network

## What happened in the last period?

LEP Investment Committee Presentation on 11/12/18 has led to the award of £4.84m for the project. Funding agreement completed.

We have worked with a private sector partner to find a suitable way of bringing in experience and industrial development nous. Initial efforts to try and structure a “land deal” without procurement have proven difficult given the LEP funding which presents state aid issues.

Joint Strategic Committee approval to go to the market to seek a development partner. Preparation for procurement exercise underway.

## Target Milestones

**Spring 2019** – LEP funding agreement signed

**Autumn 2019** - Marketing of site to procure development partner

# Digital Catapult – Brighton



## 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 Digital Catapult Centre Brighton (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.

## Key Facts

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

## Funding (all years)

Total LGF Funding	£0.50m
Total Public Funding	£1.00m
Total Private Funding	£0.50m
Total Other Funding	£0.00m
Total Funding	£2.00m

## 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?

The 5G Brighton test bed is currently taking its second cohort of 6 businesses through the 5G-accelerator programme. To facilitate these businesses, the testbed has recently been upgraded to deliver Nb-IoT use-cases. The open call for businesses to apply for the third cohort is currently live. The fit out of the Brighton Dome and Corn Exchange with 5G testbed capabilities continues and initial innovation activities will commence later this year.

We have grown our doctoral research support programme with the University of Sussex, which includes work in interaction modality in autonomous vehicles. Support for the immersive sector in the region includes regular practitioner and market-making events, and ongoing upgrading of the equipment available at the Lab. Since the last report, over 30 businesses have used the Lab to work on new products and services. This includes the Royal Opera House working with local business Root Interactive.

# Eastside South - Newhaven



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

## Funding (all years)

Total LGF Funding	£1.60m
Total Public Funding	£0.00m
Total Private Funding	£6.21m
Total Other Funding	£0.00m
Total Funding	£7.81m

## Outputs

7,986m<sup>2</sup> of new commercial floor-space, together with associated job creation.

## What happened in the last period?

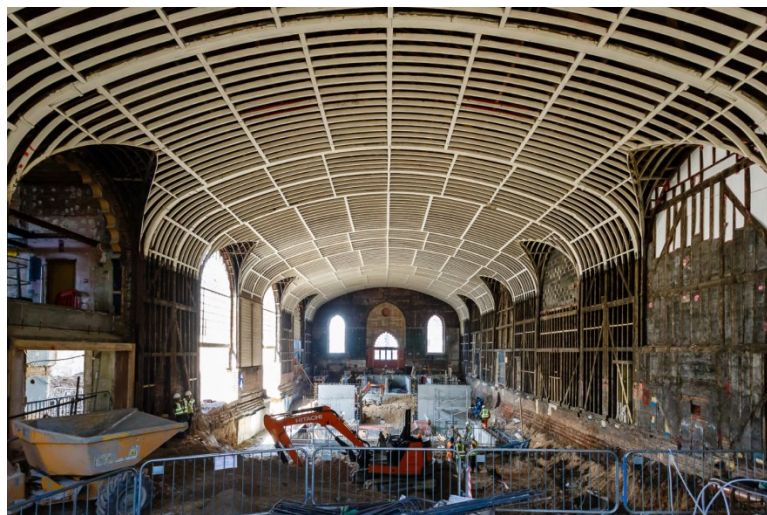
Work on Phase 1 has been completed, with one new occupier (ValetPro) now operational. The second occupier is expected to become operational in early 2019.

Work on Phase 2 commenced in April. Phase 2 is being built according to demand and Block E has now been completed. It is expected that Block D should be finished within the next few months.

## Target Milestones

**End Date:** Early 2020.

# Heritage Centre Stage - Brighton



## Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£14.24m
Total Private Funding	£5.70m
Total Other Funding	£0.00m
Total Funding	£22.95m

## 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 the main contractor left the Dome site and ceased all works, subsequently securing agreement of its creditors to a Company Voluntary Arrangement (CVA) on 26 July 2019, which gave the council grounds under the JCT building contract to terminate with effect from 02 August 2019. Due to the urgent need to carry out emergency and remedial works to protect and weatherproof the buildings, the council appointed a management contractor to oversee these works. A further procurement process will be carried out to appoint a principal contractor to complete the main works. Project completion is now anticipated in February/March 2021.

## Target Milestones

**End Date:** February/March 2021

## 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



## 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

## Funding (all years)

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

## Outputs

Upgrade building, including providing a net additional 7,090m<sup>2</sup> of new employment floor-space.

## What happened in the last period?

Brighton & Hove City Council's land deal with Maplebright and Legal & General (L&G) on the adjacent Longley Industrial Estate is on the verge of being realised – with the Section 106 Agreement relating to L&G's Longley planning application about to be agreed. This will unlock a premium – paid by L&G to the council – which will be 'ring-fenced' towards the NEH project. As previously reported, the private sector mixed-use redevelopment on Longley will include a significant element of new employment floor-space (that will contribute towards the City Deal output). The remainder of the City Deal floor-space target will be delivered on the NEH site, along with the building's refurbishment.

Formal permission to further work -up a detailed design for NEH will be sought from the council's Policy & Resources Committee in early 2020, with a view to consult with stakeholders, further-develop the business case and submit a planning application.

## Target Milestones

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

# New Monks Farm - Shoreham-By-Sea



## 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 10,000m<sup>2</sup> 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.

## Funding (all years)

Total LGF Funding	£5.70m
Total Public Funding	£5.7m
Total Private Funding	£144m
Total Funding	£150m

## 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?

Secretary of State resolved not to call in the planning application in May 2019. ADC, WSCC, and developers looking to finalise the S106 agreement and other land acquisition issues by end of October 2019. Work to address onsite contamination to commence in September 2019. Ecological preliminary works underway. Planning conditions being worked through in advance of planning permission.

## Target Milestones

- Commence On Site:** Spring 2020
- Delivery of New Junction to the A27:** December 2022
- Completion of Development:** December 2028

# Newhaven Flood Alleviation Scheme



## 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 regeneration and development under the auspices of the Newhaven Enterprise Zone.

## Key Facts

**Delivery Partners:** Environment Agency, Lewes DC, Coast to Capital LEP, South East LEP.

## Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£14.50m
Total Private Funding	£0.00m
Total Other Funding	£0.00m
Total Funding	£17.50m

## Outputs

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

## What happened in the last period?

The period January to June 2019 saw completion of all fixed flood defences under Newhaven FAS. The final element of the fixed defences, completed in mid-April, was a revised flood wall alignment in the Newhaven Port area of the scheme. This alignment was revised in part to (successfully) address significant expected cost overruns had the original alignment been followed and also responded to uncertainty about future land use in Newhaven Port. The revised alignment also provided the opportunity to trial the use of low-carbon ('Cemfree') cement with 88% less embodied carbon than traditional cement.

Remaining tasks under Newhaven FAS comprise achieving consenting, design and build of the rail flood barrier, completion of the A26 demountable flood barrier system and snagging. Progress on the rail flood barrier together with Network Rail continues to be slow and it will be some time before this final component of the scheme is finished.

**Target Milestones**    **End Date:** November 2019 (not including Rail Flood Barrier).

# 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)

Total LGF Funding	£10.00m
Total Public Funding	£13.27m
Total Private Funding	£0.00m
Total Other Funding	£0.00m
Total Funding	£23.27m

## 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 works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. A Local Liaison Committee has been established to help address community concerns and meets regularly. Over the last few months, the focus has been on construction of the abutment walls, as well as ground and drainage works.

## Target Milestones

**End Date:** Mid 2020.

# Railway Quay - Newhaven



## 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.

## Funding (all years)

Total LGF Funding	£1.5m
Total Public Funding	£0.01m
Total Private Funding	TBC
Total Other Funding	TBC
Total Funding	£1.51m

## 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 established East Sussex College Group as the Preferred Bidder and negotiations are ongoing. The UTC will re-open although date is yet unknown.

## Target Milestones

**End Date:** TBC.

# Springman House - Lewes



## Aims & Objectives

The project involves the formation of new fire and ambulance station facilities. The project will deliver modern new premises for both services.

## 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.

## Funding (all years)

Total LGF Funding	£2.00m
Total Public Funding	£4.34m
Total Private Funding	£0.00m
Total Other Funding	£0.00m
Total Funding	£6.34m

## Outputs

By enabling the development of a new 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?

Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements.

## Target Milestones

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

# 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 freeholders, Mosaic Global Investments (Mosaic) and Hanson Development to submit a viable planning applications in order to deliver the scheme.

## Key Facts

**Delivery Partners:** Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England

## Funding (all years)

Total LGF Funding	£2.09m
Total Public Funding	£0.01m
Total Private Funding	£78.90m
Total Other Funding	£0.00m
Total Funding	£81.00m

## Outputs

(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). 70,000sqft office building at Teville Gate House for HMRC.

## What happened in the last period?

- Surface car park construction practical completion on 05/06/19
- Construction commenced on new office building for Teville Gate House.
- Mosaic Capital have submitted their application. Expected for decision at October planning committee.
- Work with Homes England to secure circa £6-£8m funding for affordable homes.
- Teville Gate House application under consideration, expected at July Planning Committee. Heads of Terms agreed with Teville Gate House / HMRC to lease 50 parking spaces to aid the development.

## Target Milestones

**Planning Application by Mosaic Determined:** October 2019

**Main Site Commencement:** Spring/Summer 2020

**HMRC Office Building Completed:** Autumn 2020

# Union Place - Worthing



## 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.

## Outputs

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.

## Funding

Total LGF Funding	£3.60m
Total Public Funding	£5m
Total Private Funding	£31.4m
Total Other Funding	TBC
Estimated GDV	£40m

## What happened in the last period?

The full professional team have been appointed and working on the detailed issues of the site.

A Planning pre-application advice meeting has taken place identifying issues of height and street scene. Further design preparation has been undertaken and a Transport PPA meeting took place on 29 Sep with the next PPA with WBC taking place on 20 Sep.

Environmental Statement Screening Opinion has been received which indicates no ES is required.

Negotiation has taken place with NCP over the car park lease agreement and they have stated they are content to continue their current operation with Union Place. The scheme will now be approached in 2 phases. Phase 1 commencing on the former Police Station site and High Street car park end.

It is anticipated an outline planning application will be prepared to be submitted for November 2019.

## Target Milestones

**Pre-planning:** - 20 Sep 2019

**Planning application submitted** – autumn 2019

**Planning Consent** – spring 2020

**Build Out Strategy** – to be agreed following planning consent, likely a mixture of direct delivery and market sale of the planning consent.

# 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 - 63,866m<sup>2</sup>.

## What happened in the last period?

The construction programme picked up pace in order to reach a key milestone in August. Works on the eastern side of the gardens is largely complete with some outstanding lighting and finishing road surfacing to be carried out before the signage is erected. A key traffic 'switch' took place in August which saw the majority of general traffic moved over to the eastern side of the gardens and starting to operate as per the final scheme design.

Work is now concentrating in the north Westside of the scheme (phase 5). This involves widening footways and removing bus stops in York Place. We are working closely with the bus company and local businesses to reduce disruption during these works.

The footpaths and the cycle route have taken shape in the south gardens. Specifically these areas will start to be developed over the coming months as we enter into the planting season for many of the trees and grasses.

## Target Milestones

**End Date:** 2020/2021.

# Waterfront - Brighton



## Aims & Objectives

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
Total Funding	£132.71m

## Outputs

Jobs directly connected to intervention - 1,832, Commercial floor space constructed - 27,800m<sup>2</sup>, Safeguarded jobs - 518, Commercial floor space refurbished - 53,383m<sup>2</sup>. 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?

Pre-app process commenced for the Black Rock site - planning application targeted for end of October in order to keep to programme (for expenditure of LEP funds by March 2021).

## Target Milestones

- Pre – application submission – August 2019 COMPLETED
- Planning application submission – October 2019
- Early contractor involvement – on hold
- Planning consent - January 2020
- Commence start on site – March 2020
- Completion – March 2021

# 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
Total Public Funding:	£1.14m
Total Private Funding	£0.00m
Total Other Funding:	£0.00m
<b>Total Funding:</b>	<b>£4.64m</b>

## Outputs

The project is for the construction of a flood wall and cycle path 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?

Adur District Council has now purchased the required 3.5m strip of land from the Sussex Yacht Club to complete the land deal, following agreement on Heads of Terms. A planning application has been approved by Adur District Planning authority for the replacement of the Yacht Club facility. Work has now commenced on the foundations of the new Yacht Club. A separate planning application has been approved for the flood defences and cycle path along the A259.

Adur District Council has secured funding from the Environment Agency through Grant in Aid to support the delivery of the flood defence wall. A project team are preparing plans to deliver the flood defence scheme on completion of the new Yacht Club.

## Target Milestones

**End Date:** Mar 2021.

