



Greater Brighton Economic Board

Investment Programme Update Report

16th July 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)	Northern Arc: An outline planning decision for the first phase of the development (Freeks Farm) is anticipated to be issued imminently. The main Northern Arc outline planning application (which encompasses the remainder of the site) is anticipated to be determined in October 2019. A delivery development partner has been appointed by Homes England to deliver Freeks Farm and a reserved matters application is anticipated to be submitted to Mid Sussex District Council in July, with works scheduled to begin on this phase later in the year. The first housing is anticipated to be delivered in 2020.
Central Research Laboratory (PlusX)	Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton	Construction of the CRL building, recently rebranded 'Plus X', continued in line with the programme, with the concrete frame now at full height and 'topping out' planned for late June. Installation of curtain wall glazing and M&E works is underway and the coloured exterior cladding is to commence in August 2019. The target completion date for Plus X remains December 2019. In terms of the comprehensive redevelopment, construction of the student blocks on the barracks site commenced in December 2018 and is now up to level 4, completion of which is planned for summer 2020. Work on the first residential blocks is due to start in July 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	The 5G Brighton test bed has taken its first full cohort of 5 businesses through the 5G-accelerator programme and they have all now developed their applications to proof-of-concept stage. These include Cynapse, who use 5G to enhance their AI image engagement application, and Mnemoscene, who create high-quality virtual models of museum artefacts and tested 5G as a way of sharing them internationally. The open call for the second cohort of 7 businesses has now closed and the successful companies will be announced shortly. An extension of the 5G Brighton programme to include the Brighton Dome and Corn Exchange is underway, and at launch this will be the most significant testing of 5G applications in a performance space in the UK.
New Monks Farm	New Monks Farm Development Ltd, Highways England, West Sussex County Council and Adur District Council.	Secretary of State resolved not to call in the planning application in May 2019. Adur DC, West Sussex CC, and developers looking to finalise the Section 106 agreement and other land acquisition issues in June/July 2019 and will formally issue the planning permission

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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, developers (including New River and Glenbeigh).

Funding (all years)

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

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 100,000m² employment space), two business parks creating 10,000 new 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: An outline planning decision for the first phase of the development (Frees Farm) is anticipated to be issued imminently. The main Northern Arc outline planning application (which encompasses the remainder of the site) is anticipated to be determined in October 2019. A delivery development partner has been appointed by Homes England to deliver Frees Farm and a reserved matters application is anticipated to be submitted to Mid Sussex District Council in July, with works scheduled to begin on this phase later in the year. The first housing is anticipated to be delivered in 2020.

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. 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 on the first phase of development was completed in April, delivering a 4,000m² warehouse for distribution company DPD. Construction on the second phase of development is scheduled to begin in June and will deliver a further 5,000m² of employment space for Roche Diagnostics.

Investment Programme Update July 2019

Digital Infrastructure: Strong progress has been made over the last quarter. Balfour Beatty has been engaged as consultants to deliver the 'dig once' programme for the Northern Arc. A MEOP (Market Economy Operator Principle) report has been commissioned to consider options for establishing a digital Coop which will be considered by DCMS in the early summer. The outcome of that will determine whether the project joins an existing co-op or establishes a new one. Discussions continue with the West Sussex districts and WSCC about a business rates retention pilot scheme to fund a fibre spine for West Sussex. Officers remain in close liaison with the Brighton Digital Exchange about establishing a connection between Burgess Hill and the Digital Exchange.

One Public Estate (OPE) 7: OPE 7 funding awards were announced earlier this year to 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. Officers are now working on the procurement process for those studies.

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 ahead of its spend profile, with practical completion expected in July 2020.

Target Milestones — Various (project-specific).

Central Research Laboratory (Plus X) - Brighton



Proposed scheme

Aims & Objectives

The 'Plus X' entrepreneurial hub building (formerly dubbed 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: 4,645m² of new employment space, 500m² 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, recently rebranded 'Plus X', continued in line with the programme, with the concrete frame now at full height and 'topping out' planned for late June. Installation of curtain wall glazing and M&E works is underway and the coloured exterior cladding is to commence in August 2019. The target completion date for Plus X remains December 2019. In terms of the comprehensive redevelopment, construction of the student blocks on the barracks site commenced in December 2018 and is now up to level 4, completion of which is planned for summer 2020. Work on the first residential blocks is due to start in July 2019, and completion of the full development is scheduled for the end of 2022

Target Milestones

End Date: 13/12/2022.

Circus Street - Brighton



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 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.

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.

Decoy Farm - Worthing



Funding (all years)

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 15,000m² 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 7.7ha 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. Working up proposals at present to procure a development partner to prevent state aid issues.

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

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 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 in 5 above.

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 has taken its first full cohort of 5 businesses through the 5G-accelerator programme and they have all now developed their applications to proof-of-concept stage. These include Cynapse, who use 5G to enhance their AI image engagement application, and Mnemoscene, who create high-quality virtual models of museum artefacts and tested 5G as a way of sharing them internationally. The open call for the second cohort of 7 businesses has now closed and the successful companies will be announced shortly. An extension of the 5G Brighton programme to include the Brighton Dome and Corn Exchange is underway, and at launch this will be the most significant testing of 5G applications in a performance space in the UK.

The ongoing support for the immersive sector in the region includes a new regular practitioner meet-up and upgrading of the equipment available at the Lab. Over 32 businesses used the Lab for dev work in April alone.

Eastside South - Newhaven



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

7,986m² 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)

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 - 157m² new floor space constructed/refurbished, Commercial - 2,652m²

Carbon reduction of 39.961 tonnes of CO₂.

What happened in the last period?

Since the last update work on site has included substantial completion of the remedial works to Corn Exchange roof joists to address significant structural defects and installation of 4 tie-rods; completing roof of 29 New Road and dry lining; Installation of partition walls and first fix in Studio Theatre; continuing installation of chiller and heating pipework; installation of public lifts and back of house staircases continuing; closing up of Studio basement; 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. The main contractor is reporting works completing in December 2019. Notwithstanding the Contract Administrator’s consideration of further claims for Extension of Time, a Non-Completion Notice has been issued.

Target Milestones

End Date: December 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)

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 7,090m² 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

New Monks Farm - Shoreham-By-Sea



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. Adur DC, West Sussex CC, and developers looking to finalise the Section 106 agreement and other land acquisition issues in June/July 2018 and will formally issue the planning permission.

Target Milestones

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

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)

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).

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.

Port Access Road - Newhaven



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 held its inaugural meeting in May.

Target Milestones

End Date: Mid 2020.

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.

Railway Quay - Newhaven



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.

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 and 15,000m² 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)

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 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 13,000m² 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.

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)

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) 3,410m² of commercial floor-space (restaurants, cafes and on-site gym) (c) 6,740m² 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. 4,000m², creating an improved public corridor from Worthing station to the town centre). 70,000ft² office building at Teville Gate House

What happened in the last period?

- Car park construction practical completion expected 05/06/19)
- Mosaic Capital have submitted their application. Expected at an autumn planning committee.
- Work with Homes England to secure circa £8m of 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

Winter 2018/19: Planning application to be submitted

Spring 2019: Temporary surface car park completed

End Date: Mar 2021.

Union Place - Worthing



Funding

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

Outputs

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

What happened in the last period?

- The full professional team have been appointed and working on the detailed issues of the site.
- Planning pre-application advice meeting has taken place identifying issues of height and street scene. Overall approach was supported.
- Environmental Statement Screening Opinion has been received which indicates no Environmental Statement is required.
- Detailed negotiation now taking place with NCP over the car park lease.
- It is anticipated an outline planning application will be prepared to be submitted for autumn 2019.

Target Milestones

- Pre-planning:** June - Sep 2019
- Planning application submitted** – Sep 2019
- Planning Consent** – autumn 2019/spring 2020
- Build Out Strategy** – to be agreed following planning consent, likely a mixture of direct delivery and market sale of the planning consent.

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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)

Total LGF Funding	£8.00m
Total Public Funding	£1.71m
Total Private Funding	£0.41m
Total Other Funding	£0.00m
Total Funding	£10.13m

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 - 63,866m².

What happened in the last period?

Valley Gardens Phase 1&2 construction work is progressing - new footways and road layout are starting at St Peters junction. Wider footways on the Level side of the junction are open and footways on the gardens side of the junction are being surfaced with the resin bound gravel. Work has begun on the eastern side of St Peters Church where the new cycle lane is taking shape. New drainage gully's being installed to enhance the drainage system underground as well as ducting to support new signal junctions. The St Peters junction is under temporary arrangements while old equipment is removed and replaced. The taxi rank north of St Peters Church will be temporarily relocated. Changes to the junction layout have started with the removal of the Ditchling Road right-turn function.

Sub-Contractor, East Sussex Landscaping (ELS) is due to commence work to restore and the gardens area. Work has started to the gardens this includes surrounding the trees root protection area with a fence and removing a large amount of the shrubs that were in the gardens.

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 - 27,800m², Safeguarded jobs - 518, Commercial floor space refurbished - 53,383m². 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?

A range of enabling works has been scoped to facilitate the development of the Black Rock 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)
Total Funding:	£4.64m (up to)

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?

Adur DC has now purchased the required 3.5m strip of land off 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 is awaiting the outcome of a 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.