



Greater Brighton Economic Board

Investment Programme Update Report

14th July 2020

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Highlight Summary

PROJECT	DELIVERY PARTNERS	REPORT HIGHLIGHT
Burgess Hill Strategic Growth Programme	Mid Sussex District Council, Homes England, West Sussex CC, Burgess Hill Town Council, Coast to Capital, Department of Transport, and developers	<p>A2300 corridor improvements: Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by March 2021.</p> <p>Employment space, The Hub: The second phase of development (a 5,000m² warehouse for Roche Diagnostics) was completed in early February. The site will be operational by summer 2020. Outline planning permission for the remaining 40,000 m² has been approved, and issued.</p>
Plus X - Brighton	Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton	<p>In May 2020 the Plus X project achieved a major milestone, Practical Completion of the building, and the new facility was opened in June. This represented a modest delay, in large part due to Covid-19 and the need for a reduced workforce to ensure social distancing, and the planned opening event was cancelled. Landscaping works around the building were commenced, including the introduction of new mature Elm trees to the Lewes Road frontage of the building. U+I's operational management team continue to promote the facilities, including regular tours, and continue to build up membership. In relation to other elements of the wider development, construction continues broadly in line with programme. Work to incorporate a medical centre within the development continues and recently saw completion of the Agreement for Lease. Construction of the student blocks on the barracks site is nearing completion in readiness for the new academic year and the concrete frame for the first of the residential blocks reached level 5.</p>
Valley Gardens - Brighton	C2C Local Enterprise Partnership	<p>The detailed programme of traffic signal installation has been completed for all 5 major junctions. Each junction was decommissioned worked on a temporary system until the new signals were commissioned. Essential testing and inspection work was mainly carried out offsite and final installation and commission of all 5 junctions carried out on site. The street lighting programme is significantly complete with some outstanding electrical connections to be made. Internal lighting columns have also been installed throughout the gardens adjacent the new internal footpaths and cycle route. A programme of installation for the restored heritage columns is currently underway.</p>

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Adur Civic Centre - Shoreham



Funding (all years)

Total LGF Funding	£1.71m
Total Public Funding	£1.71m
Total Private Funding	£9.89m
Total Other Funding	£0.00m
Total Funding	£11.60m

Outputs

- Phase 1 North Site -30,000sqft of employment space
- Phase 2 South Site – 987sqm of employment space and 173 residential units

What happened in the last period?

Phase 2: Public consultation on proposed development by Hyde Housing took place on 20/02/2020 and detailed design work is underway with a view to the planning application being submitted in Summer 2020.

Issues have arisen from Hyde Housing due to Covid19 and will delay exchange and submission of the planning application.

Target Milestones (Phase 2)

- Planning Application:** Summer 2020
- Planning Determined:** Autumn 2020
- Start on site:** Spring 2021
- Complete:** By April 2024 (Homes England Deadline)

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 (Hyde Housing) and are working to finalise contracts. A planning application is anticipated in Spring 2020 for 173 homes (100% affordable in line with Hyde Housing’s strategic partnership with Homes England) and ground floor commercial space.

Key Facts

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

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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 a 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 Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route between Haywards Heath and Burgess Hill.
- £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 fund and £2 million LGF and £1.6 million retained business rates 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.
- £1 million Access for All funding to improve accessibility at Wivelsfield Station.

Key Facts

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

Funding (all years)

LGF Funding	£33.9m
Homes England funding	£370.5m
DCMS & other digital funding	£3.8m
OPE Funding	£165k
Access for All	£1.0m
WSCC Funding	£3.34m
MSDC Funding	£3.69m
Total Public Funding	£416.39m
Total Private Investment	£643.3m
Total Funding	£1,059.7m

Following their acquisition of the Northern Arc land parcels, the Council has 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, 15,000 new jobs (including construction jobs), a major town centre regeneration (offering retail space, commercial leisure space including a cinema and a bowling alley, a hotel as well as new homes), improvements to the A2300 corridor, a package of public realm and sustainable transport schemes, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

What happened in the last period?

Northern Arc: Work is continuing on site with housebuilder Countryside Properties. The application for the western link road was submitted on 27 January with determination expected in July 2020. Subject to planning permission, these works are also expected to commence in September 2020. Homes England anticipate that the delivery of the Northern Arc will progress in accordance with agreed timeframe and phasing plan.

Place and Connectivity: Design and build contractors Sustrans & Balfour Beatty have been procured and detailed design is underway. Public engagement on the programme's phase 1 projects began on 14 May and will continue until 25 June. Due to Covid-19 the engagement has been conducted using digital channels, letter drops, and other remote methods. Delivery of the phase 1 schemes will start in Summer 2020 beginning with delivery of town-wide green links. Construction of phase 1 (LGF funded) scheduled to complete in March 2021.



A2300 corridor improvements: Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by March 2021.

Employment space, The Hub: The second phase of development (a 5,000m² warehouse for Roche Diagnostics) was completed in early February. The site will be operational by summer 2020. Outline planning permission for the remaining 40,000 m² has been approved, and issued.

Digital Infrastructure: Works to implement the Digital Infrastructure across and around Burgess Hill, including a southern link to Brighton and a northern link via Horsham to Crawley, are well progressed despite Covid-19 challenges. Detailed design has been mainly completed. A number of Dig-Once opportunities have been identified which will further reduce the impact of the works on the travelling public and highway network. Works are planned to commence on site in August, under a phased approach with up to four work-fronts at any one time. Additional funding has also been sought from the LEP for the Brighton Link, to deliver a more resilient network connection between Crawley and Brighton, which will be owned by the Authority, rather than relying on leasing 3rd party commercial infrastructure.

One public estate (OPE) 7:

The Brow - redevelopment of an extended Brow site in Burgess Hill will provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC). Consultants Faithful and Gould completed viability study at the beginning of June which is currently being reviewed ahead of engagement and discussion with other stakeholders. As the scheme is at the design stage Covid-19 has not had an impact.

Land adjacent to Burgess Hill station - The conceptual scheme covers a 2.3 hectare site and will provide 240 apartments, a 350 space multi storey car park, 500 m² of employment space and significant remodelling of the train station infrastructure. Consultants CBRE delivered a second-draft feasibility report in June. The next steps will be to agree an engagement strategy with the other key stakeholders, Network Rail and The Arch Company (the principal land owner at the site). As the scheme is at the design stage Covid-19 has not had an impact at this time.

Goddards Green Waste Water Treatment Works: Phase 1 of the project has been completed delivering most of the odour reduction benefits. All the £4m LGF-funding has been spent, and the project is now continuing at pace funded through the £6.54m HIF grant. Covid-19 has caused a slight delay to the project, resulting from staff in Southern

Water's supply chain being furloughed and from the overseas suppliers of some components temporarily closing their factories. Whilst an overall delay of three months is anticipated, the project has robust mitigation measures in place which will ensure that all the odour reduction benefits are realised by December 2020.

Target Milestones — Various (project-specific).

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 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	£3.1m
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 courtyard.

What happened in the last period?

Construction has continued over most of the last period, but on a greatly reduced scale due to Covid-19 related restrictions. Offsite public realm works have commenced and are in progress. There have been no completions on any of the blocks over the last period. Henry Construction have been working on a revised timetable which will be released shortly and reviewed by U+I. An application is being made for additional LEP funding to assist South East Dance with fit-out costs in respect of The Dance Space, due to financial pressures caused by construction delays, ongoing uncertainties over practical completion dates, inflation and Covid-19 related issues widely affecting the charity-sector in general.

Target Milestones End Date: Early 2021

Decoy Farm - Worthing



Funding (all years)

Total LGF Funding	£4.84m
Total Public Funding	£9.68m
Total Private Funding	£15m
Total Funding	£25m
Estimated GDV	£20m

Outputs

- Circa 15,000sqm of new employment floorspace in small/medium sized units to support local SMEs to grow.
- Remediation the 7ha ex-landfill site. To improve accessibility through highways improvements to the local road network

What happened in the last period?

Confirmation from LEP that Decoy Farm will continue to be supported. The first claim for Jan – April 2020 exceeded estimate for C2C. LEP have written to BEIS requesting for funding periods to be extended to March 2022.

Preparatory works for remediation:

- Environmental Screening opinion letter submitted to LPA
- Site specific Flood Risk Assessment commenced
- Ground Investigations completed (03/2020)
- Investigation of compensatory land/habitat underway
- Master-planning work underway to support marketing.
- Contractor frameworks identified for remediation.

Preparatory works for disposal:

- Disposal Options Report completed
- Title report commissioned

Target Milestones

- **Spring 2020** - Market engagement & procure remediation contractor
- **Summer 2020** - Commence on site remediation works

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, West Sussex County Council, Private Sector, Coast to Capital LEP

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Digital Catapult Centre – Brighton



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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	£1.50m
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 support being provided to the third cohort of businesses taking part in the 5G-Brighton Technology Accelerator Programme has been impacted due to Covid-19 restrictions. Physical access to the Testbed facilities was curtailed in mid-March, with remote access only provided. A re-opening strategy for the Testbed is currently in hand and with it a completion plan for the third cohort. The impact of Covid-19 on the Research & Innovation Fibre funding agreement may have a long-term impact on plans for the Testbed. An open call for a fourth cohort of businesses to engage has been launched, themed around the Creative Industries. The 5G Testbed partners have been collaborating with third parties (including Warner Bros and O2) on a bid to DCMS around 5G and the Music Industry. The support for immersive businesses has been limited to online-only activity due to the temporary closure of the Brighton lab. However, a £1m funding bid to UKRI between regional immersive company MakeReal and the University of Sussex to use Virtual Reality to analyse reactions to extreme situations has been successful.

Eastside South - Newhaven



Funding (all years)

Total LGF Funding	£1.60m
Total Public Funding	£1.60m
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 was completed in 2018, with two new occupiers operational by April 2019.

Work on Phase 2 commenced in April 2019 and demand has been strong for the new units. One business has withdrawn from taking a new unit citing Covid-19, but enquiries remain strong.

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	£17.24m
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?

The Council's appointed Management Contractor, Westridge Construction Limited, is progressing emergency and remedial works to achieve weatherproof buildings. Following the completion of all structural remedial works to the 200 year-old Corn Exchange timber frame, lead guttering and roof coverings are now being installed. While the site has remained open during the lockdown, a number of subcontractors furloughed staff, which has caused some delays to progressing works. The council has considered its options to continue the works to Practical Completion and is seeking to continue with Westridge to avoid further delays to the handover of the building to Brighton Dome Brighton Festival adding to its financial pressures caused by Covid-19 crisis.

Project completion is now anticipated in October 2021.

Target Milestones

End Date: October 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



Funding (all years)

Total LGF Funding	n/a
Total Public Funding	11.1 million
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. Following the land deal with Legal & General on the adjacent Longley Industrial Estate, some of this City Deal floorspace output will be provided on the Longley site, with the remainder forming part of a proposed extension to New England House

What happened in the last period?

A design brief has been completed for council architects and a wider design team has been commissioned. Work has commenced and is in progress on a detailed design for the building. This has included a range of survey work that has been undertaken to inform the design process and ensure that options are followed that are best able to reduce overall construction costs, optimise floorplates for proposed additional floorspace and reduce potential impacts on existing units while meeting the outputs of City Deal.

Target Milestones

End Date: 31/09/2023.

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	£5.70m
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?

ADC, WSCC, and developers finalised the S106 agreement and planning decision letter was issued on 06/02/2020.

Work to address onsite contamination commenced in September 2019. Ecological works and ground works are underway.

Target Milestones

- Commence On Site:** Spring 2020
- Delivery of New Junction to the A27:** December 2022
- Completion of Development:** 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 (WSCC) and Adur District Council (ADC).

Newhaven Flood Alleviation Scheme



Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£17.50m
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.

The demountable flood barrier over the A26 has now been successfully completed. Substantial progress on the rail flood barrier together with Network Rail has been made, with 90% of all works now completed. Works on this aspect of the scheme are anticipated to commence in June 2020, subject to final legal agreements.

Target Milestones

End Date: December 2020

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.

Plus X - Brighton



Internal image

Aims & Objectives

The 'Plus X' seven storey innovation hub 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 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	£7.7m
Total Private Funding	£12.0m
Total Funding	£19.7m

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?

In May 2020 the Plus X project achieved a major milestone, Practical Completion of the building, and the new facility was opened in June. This represented a modest delay, in large part due to Covid-19 and the need for a reduced workforce to ensure social distancing, and the planned opening event was cancelled. Landscaping works around the building were commenced, including the introduction of new mature Elm trees to the Lewes Road frontage of the building. U+I's operational management team continue to promote the facilities, including regular tours, and continue to build up membership. In relation to other elements of the wider development, construction continues broadly in line with programme. Work to incorporate a medical centre within the development continues and recently saw completion of the Agreement for Lease. Construction of the student blocks on the barracks site is nearing completion in readiness for the new academic year and the concrete frame for the first of the residential blocks reached level 5.

Target Milestones

End Date: December 2022

Port Access Road - Newhaven



Funding (all years)

Total LGF Funding	£10.00m
Total Public Funding	£23.27m
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 2019, 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. The focus for works has now progressed past the abutment walls to the piling required for the bridge foundations. Some beams have now been delivered, with the remainder being rescheduled due to inclement weather conditions. Overall programme remains on track.

Target Milestones

End Date: Mid-2020.

Aims & Objectives

Construction of a new road into Newhaven Port.

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.

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Railway Quay - Newhaven



Funding (all years)

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

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 the closure of the adjacent UTC@harbourside. No further decisions will be made until the future of the UTC has been finalised – Government has decided not to pursue the Preferred Bidder. As such, LDC is working with partners to identify potentially viable end uses for the building and negotiations are ongoing.

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	£6.34m
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 13,000m² 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?

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. The components and overall design for an operationally viable facility has now been agreed with ESFRS.

Target Milestones

End Date: Anticipated 2022, subject to Planning.

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 (ESFRS), Sussex Police and the South East Coast Ambulance Service.

Teville Gate - Worthing



Teville Gate House Construction 12/12/2019

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 develop out the scheme for office, residential and commercial.

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	£2.0m
Total Private Funding	£79m (wider site) £32m (Teville Gate House)
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?

- Construction commenced on new office building for Teville Gate House and topping-out to take place on 01/04/2020.
- Mosaic Capital’s planning application was considered by planning committee on 04/03/2020 and resolution to grant permission subject to S106
- Homes England provided a letter committing to support the project with funding of £6m for affordable homes.

Target Milestones

Planning Application by Mosaic Determined: March 2020

Main Site Commencement: Spring/Summer 2020

HMRC Office Building Completed: December 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 direct delivery or selling the consented scheme to a developer.

Key Facts

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

Funding

Total LGF Funding	£3.60m
Total Public Funding	£5m
Total Private Funding	£31.4m
Total Other Funding	TBC
Estimated GDV	£70m

Outputs

- 186 - New Homes – 35% affordable
- 610m² - Commercial Space
- 90 - Guest room Hotel
- 3 /4 Screen – Cinema
- 1072m² - Flexible Cultural Space
- 246 – Parking spaces

What happened in the last period?

- Following the last pre-app planning meeting held on 29 November 2019, further design work design work has been included within project plans.
- The project team have been reviewing legal and insurance implications and detailed rights to light and covenants with a view to undertaking a S203 report.
- Planning application submitted 6th March 2020.
- Target July Worthing Planning Committee
- Disposal strategy procurement being undertaken in May 2020.

Target Milestones

- **Planning application submitted** – 3 March 2020
- **Planning Consent** – Summer 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

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.

Funding (all years)

Total LGF Funding	£8.00m
Total Public Funding	£9.71m
Total Private Funding	£0.41m
Total Other Funding	£0.00m
Total Funding	£10.13m

What happened in the last period?

The carriageway was reconstructed and resurfaced over a programme of night works during March. In preparation for the surfacing works all major Highway civils works were complete including installation of kerbs, drainage and underground services. Footway surfacing is largely complete for the majority of the scheme with the final resin bound gravel being laid around the perimeter of the gardens and within the greenspace areas.

The detailed programme of traffic signal installation has been completed for all 5 major junctions. Each junction was decommissioned worked on a temporary system until the new signals were commissioned. Essential testing and inspection work was mainly carried out offsite and final installation and commission of all 5 junctions carried out on site. The street lighting programme is significantly complete with some outstanding electrical connections to be made. Internal lighting columns have also been installed throughout the gardens adjacent the new internal footpaths and cycle route. A programme of installation for the restored heritage columns is currently underway.

In the gardens previously planted perennials now starting to establish. The landscaping and profiling has been completed along with the installation of over 150 new trees. The gardens will undergo a period of establishment before fully opened for use.

The majority of the Civils works now are in the new Richmond Square area which has been excavated and prepared within levels ready to receive final surface course. Work will continue in this area to the north with the new lawns area then the developments of St Peters Square where the works compound currently stands.

Target Milestones

End Date: 2020/2021.

Investment Programme Update July 2020

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	£132.71m
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?

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



Aims & Objectives

A new flood defence wall and cycle-path to be constructed in Shoreham adjacent to the A259 on Brighton Road where the flood defence is at its most vulnerable point for flooding. ADC purchased a 3.5m strip of land off Sussex Yacht Club through grant funding from Coast 2 Capital LEP. The sale of the land would enable the yacht club to build a new club house and allow the council to demolish the redundant club house where the new flood wall will be located.

Key Facts

Delivery Partners: Adur District Council, Environment Agency, C2C, Sussex Yacht Club, Shoreham Harbour Regeneration Partnership

Funding (all years)

Total LGF Funding:	£3.50m
Total Public Funding:	£4.64m
Total Private Funding	£0.00m
Total Other Funding:	£0.00m
Total Funding:	£4.64m

Outputs

- Flood defence scheme to protect residents and businesses
- Cycle path
- New yacht club for Shoreham.

What happened in the last period?

- Established Design Team
- Preliminary survey programme
- Developed designs for flood wall to RIBA3/4
- Preparation of cost plans for delivery
- Early engagement with Volker Stevin through new EA Framework

Target Milestones

- Fully costed scheme and Report to JSC - 9 July 2020
- New Sussex Yacht Club completed - August 2020
- Flood wall construction commencing - October 2020
- Completion – Spring/Summer 2021

