



**Greater Brighton Economic Board**

**Investment Programme Update  
Report**

**February 2022**

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# Adur Civic Centre – Shoreham



## 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 -30,000sqft of employment space

Phase 2 South Site – 987sqm of employment space and 171 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 was undertaken throughout 2021.

Planning application submitted autumn 2021

## Target Milestones (Phase 2)

**Planning Determined:** February 2022

**Start on site:** April/May 2022

**Completion:** by Autumn 2024

## 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 was submitted in August 2021 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

# 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           |
| <b>Total Public Funding</b>     | <b>£416.39m</b>  |
| <b>Total Private Investment</b> | <b>£643.3m</b>   |
| <b>Total Funding</b>            | <b>£1,059.7m</b> |

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 100,000m<sup>2</sup> 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. Work is complete on the Western Link Road Roundabout with full use expected following the completion of the A2300 dualling. Homes England progressing the feasibility for the first primary school on the site. Pre-application discussions have commenced for secondary school on site. Planning application has now been received for the pedestrian and cycle bridge that will link Freeks Farm with the eastern neighbourhood centre.

A feasibility study is being progressed for the Centre for Community Sports which is to be delivered on the site.

**Place and Connectivity:** Work continues delivery of the first of the phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. Detailed design work continues for highway improvements at Burgess Hill and Wivelsfield Stations, public realm improvements for Church Walk / Church Road, and access & connectivity improvements for Victoria Business Park. Delivery continues on Green Link (80% complete, 5.8km/7km) and Green Circle routes (90% complete, 4km/4.35km).

**A2300 corridor improvements:** Construction began in spring 2020 and is progressing to programme with both carriageways anticipated to be completed by the end of Q4 2021.

**Employment space, The Hub:** The second phase of development (a 5,000m<sup>2</sup> warehouse for Roche Diagnostics) was completed in early February. Outline planning permission for the remaining 40,000m<sup>2</sup> 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. The Local Full Fibre Network (LFFN) project has now been delivered totalling 15km of dark fibre and the Burgess Hill Fibre Exchange. Customer enquiries being received and are responded to through the CNI co-operative partners; first customer connection expected January 2022.

**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 have completed a draft viability study which is currently being reviewed to agree next steps.

**Land adjacent to Burgess Hill station** - Officers are working with key stakeholders including Network Rail and The Arch Company (the principal land-owner at the site). Review of feasibility and appraisal work is underway.

**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, alongside the £6.54m HIF grant. The remainder of the project will be funded by private Southern Water investment (£13.6m).

## Target Milestones — Various (project-specific).

# Circus Street – Brighton



people will use the space every year. It will become a cultural and community hub, where people gather to collaborate, participate, watch and learn.

## Key Facts

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

## Funding (all years)

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

## Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 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?

Practical completion was achieved on both the office the office block and The Dance Space (the final 2 buildings to be completed) as well as onsite and the majority of offsite public realm works (including all public art elements). South East Dance took on the lease of The Dance Space on 16 December.

**Target Milestones:** All target milestones achieved

## 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 provide a new HQ for South East Dance as well as 3 studios (one for public performances) and office space for other cultural industries. The growing artistic community in Brighton has no dedicated space for dance and it is estimated that 60,000



# Decoy Farm – Worthing



## Outputs

- **Phase 1:** To remediate the 7-hectare former landfill site, unlocking it for commercial development.
- **Phase 2:** To deliver up to 13,536sqm of employment floorspace by developing new commercial units to meet existing and future industrial demand.

## What happened in the last period?

- Appointment of the full design team including commercial advice, surveying team, architectural team and wider suite of advisers.

## Development Strategy

- Phase 2 of the development and output to deliver employment floorspace is progressing well.
- The Strategic Outline Case and Outline Business Case for the development of Decoy Farm are approved.
- Approval to progress the project through to Full Business Case in readiness for project delivery received at the Joint Strategic Committee meeting on 13 July 2021.

## Target Milestones

- March 2022 launch of website and marketing material
- Sep 21 – Sep 22: Preparation of the Full Business Case. Pre-construction design work and submission of a full planning application for the development.

## Aims and 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 will boost employment opportunities and economic performance in the entire Coast to Capital LEP region.

## Funding (all years)

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

## Key Facts

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

# Digital Catapult – Brighton



### Funding (all years)

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

### Outputs

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

### What happened in the last period?

Digital Catapult Brighton’s activity in the last period continued to focus on the 5G Festival - a DCMS-supported programme to develop emerging technologies to support the production, distribution and consumption of music in new ways. An expansive technical test of a performance was undertaken in December synchronously in Brighton and London. The “Alternative Stages” strand of 5G Festival hosted a series of events and workshops with those working in the regional music industry.

Work continues on the technical development of various aspects of this project including distributed live and as-live music concerts, virtual versions of venues (with Green Door Store added in the last period), and enhanced fan experiences.

During the last period, work was undertaken procuring technical equipment to upgrade the 5G testbed to align with BHCC’s Research & Innovation Fibre Ring activity.

### Target Milestones

- Alternative Stages project to commence October 2021
- 5G Festival delivered – March 2022

### 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,



# Black Rock – Brighton



## Aims & Objectives

The scope and outputs for the Waterfront project have now evolved in to two projects, with the agreement of the Local Enterprise Partnership. A revised series of outputs has been agreed for the Black Rock project which focus upon two key phases of enabling (underway) and future permanent development (to be progressed with a target of 2026 for completion). See alternative for summary of Waterfront project (below).

The aim of the project to regenerate the Black Rock site is now underway, with a successful planning application achieved in June 2020 and five works packages at various stages. The first two works packages, to deliver improvements to Dukes Mound junctions and begin work to the new beach boardwalk, have appointed contractors and are nearing completion. The Sea Wall works are now underway and the Marina Link, followed by the works to existing heritage and Kemptown Gardens will begin in autumn 2021.

Completion remains targeted for early summer 2022 when the new event space will open. The Development Brief for the Black Rock site will be developed over the coming months to synchronise with work on the Eastern Seafront Masterplan.

The overall objective of the project is to regenerate the Black Rock site. A package of improvement works will unlock and de-risk the site for a future development, but will

also provide much needed improvements for the area in the interim. New infrastructure and a more developable site will be accompanied by temporary events space to support Covid recovery and a new temporary BMX pump track. A new play area and restored Reading room and Temple will also create more of a destination for visitors and residents. Long term development will be governed by a Development Brief which will be progressed during 2021/22.

## Key Facts

**Delivery Partners:** Brighton and Hove City Council Major Projects and Regeneration Team are leading the project.

## Funding (all years)

|                              |                                       |
|------------------------------|---------------------------------------|
| <b>Total LGF Funding</b>     | <b>£12.11m - underway</b>             |
| <b>Total Public Funding</b>  | <b>£12.611</b>                        |
| <b>Total Private Funding</b> | <b>Subject to final Business Case</b> |
| <b>Total Other Funding</b>   | <b>£600k S106</b>                     |
| <b>Total Funding</b>         | <b>£12.611m</b>                       |

## Outputs

A revised economic impact assessment is currently underway to assess final outputs for the redeveloped Black Rock Site under a range of future scenarios. These will be included in the next update.

## What happened in the last period?

Dukes Mound works and new public realm complete February 2022. Sea wall works package awarded progressing well and completes March 2022.

A short film about the project has been produced [Black Rock rejuvenation \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/black-rock-rejuvenation)

Engagement with stakeholders continues and direct communications via Blackrockcommunity.com website is ongoing.



The local wildlife site has now been relocated and vegetated shingle is growing well in the new location. The 2<sup>nd</sup> and 3<sup>rd</sup> phases have also completed with successful planting of the seedlings in their new location taking place in December 2021. Two further short films describe this part of the project on the BHCC website [The relocation and expansion of Black Rock's Local Wildlife Site - YouTube](#).

## Target Milestones

- Phased Completion – November 2021 to May 2022 – subject to a start on site in January for the Link Road/Promenade.

# Heritage Centre Stage – Brighton



## Funding (all years)

|                              |                |
|------------------------------|----------------|
| <b>Total LGF Funding</b>     | <b>£3.00m</b>  |
| <b>Total Public Funding</b>  | <b>£23.70m</b> |
| <b>Total Private Funding</b> | <b>£5.70m</b>  |
| <b>Total Other Funding</b>   | <b>£0.00m</b>  |
| <b>Total Funding</b>         | <b>£32.40m</b> |

## Outputs

Employment: created and/or safeguarded - 337

Businesses assisted: financial and non-financial - 624

New floor space constructed/refurbished: learning - 157 m<sup>2</sup> new floor space constructed/refurbished, Commercial - 2,652 m<sup>2</sup>

Carbon reduction 39.961 tonnes of CO<sub>2</sub>.

## What happened in the last period?

The Council’s appointed Management Contractor, Westridge Construction Limited, has completed all roofing works and structural remedial works to the 200-year-old Corn Exchange timber frame to secure the building envelope. The Studio theatre fibrous plaster ceiling and copper roof require replacement as they have reached the end of their useful lives and have been brought into scope with these works on-going. Finishing and completion works are progressing with the installation of the Corn Exchange oak wall boarding completed and the timber floor to be fitted in January 2022. Covid-19 and possibly Brexit appear to be impacting availability of materials with longer delivery times that have caused delays including to the replacement copper roof. This remains an on-going risk. On site measures including physical distancing, track and trace venue check-in, increased cleaning regime and visitors asked to wear facemasks are continuing. Practical Completion is now anticipated in August 2022.

## Target Milestones

**End Date:** August 2022

## Aims & Objectives

New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs:

- Enhanced contribution to Brighton’s cultural tourism by a strengthened City Centre & Cultural Quarter offer
- Returning the Royal Pavilion Estate to a world class heritage destination & protecting the heritage
- Achieving the long-term vision for both organisations
- Evidence-based improved Visitor/ Audience experience, and improved learning, access & participation).

## Key Facts

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

# New England House - Brighton



## Funding (all years)

|                              |              |
|------------------------------|--------------|
| <b>Total LGF Funding</b>     | n/a          |
| <b>Total Public Funding</b>  | 11.1 million |
| <b>Total Private Funding</b> | n/a          |
| <b>Total Other Funding</b>   | n/a          |
| <b>Total Funding</b>         | n/a          |

## Outputs

Upgrade building, including providing a net additional 7,090m<sup>2</sup> 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?

Design team still on hold to allow for completion of all necessary survey work. Fire compartmentation survey commenced in mid-December. Design process will recommence once this has been completed.

## Target Milestones

- Planning application: Early 2022
- Commence works on site: Late 2023
- End Date: Mid 2024.

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## Aims & Objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for Greater Brighton's creative, digital and IT (CDIT) businesses.

## Key Facts

New England House (NEH) is a business centre, built by the local authority in the early 1960s to provide workspace for industrial businesses. Over time, it has been subdivided into around 120 units. It is actively marketed as a centre for CDIT businesses and is much in demand for its relatively affordable workspace.

The building is in urgent need of refurbishment – especially its exterior. Under the Greater Brighton City Deal, BHCC was awarded £4.9 million in 2014 towards the refurbishment and expansion of NEH to consolidate its role as a flagship for the city's CDIT sector.

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



# 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 (WSCC) and Adur District Council (ADC).

## Funding (all years)

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

## Outputs

1. A £150 million capital investment;
2. The delivery of 600 new homes, 30% of which will be affordable;
3. 876 gross new jobs;
4. £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?

There is no further update for this period. Previous report is as follows:

- Housing and infrastructure development has continued at pace with a number of units completed and occupied on the site.
- Work is due to commence on the A27 roundabout in autumn 2021 for completion in late 2022.
- Ikea announced that they will not continue with their proposed new store and that they will market the site for a suitable development in September 2021

## Target Milestones

**Delivery of New Junction to the A27:** December 2022

**Completion of Development:** December 2028



## Plus X – Brighton



Plus X building

### 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 provides 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 attracts 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)

|                              |               |
|------------------------------|---------------|
| <b>Total LGF Funding</b>     | <b>£7.7m</b>  |
| <b>Total Public Funding</b>  | <b>£0.00m</b> |
| <b>Total Private Funding</b> | <b>£12m</b>   |
| <b>Total Funding</b>         | <b>£19.7m</b> |

### Outputs

Contractual outputs: 4,910m<sup>2</sup> of new employment space, 517m<sup>2</sup> of high specification prototyping labs/workshops, 100 onsite jobs, £5.427m of match funding.

Non-contractual outputs: 200 other jobs, £250,000 follow-on investment, 141 businesses supported.

### What happened in the last period?

Plus X remained operational and continued to grow membership. Since its opening in August 2021, the new ground floor café, Café Domenica, has proved a huge success with members and visitors. The café also provides training opportunities for young people with learning disabilities. The Brighton Research Innovation Technology Exchange programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region continued. Other elements of the Preston Barracks redevelopment are at an advanced stage, with several buildings at or nearing completion. The first residential blocks are due for completion and occupation in the coming months, and external works to other residential blocks continues. The University of Brighton's adjacent development also progressed well. The new student halls on the Mithras House site were completed. Construction of the new pedestrian bridge spanning the Lewes Road continued, with the foundations on either side of the road advancing, with completion expected in the first half of 2022.

**Target Milestones – Complete development End Date:** Dec. 2022.

# Railway Quay - Newhaven



## Funding (all years)

|                              |  |
|------------------------------|--|
| <b>Total LGF Funding</b>     | <b>£1.5m</b>                             |
| <b>Total Public Funding</b>  | <b>£840k (so far, mix of TF and CiL)</b> |
| <b>Total Private Funding</b> | <b>TBC</b>                               |
| <b>Total Other Funding</b>   | <b>TBC</b>                               |
| <b>Total Funding</b>         | <b>TBC</b>                               |

## Outputs

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

## What happened in the last period?

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. LDC has secured £1.3m from the Getting Building Fund to convert the former UTC building into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. This has been augmented by a commitment of £500k from LDC towards the estimated £1.8m project costs. Lease negotiations with DfE are being finalised and hopeful of taking possession in early 2022. A final layout plan is being prepared and it is planned to undertake an Expression of Interest process to elicit appropriate commercial partners for the project.

Phase 1 of Railway Quay is now complete, funded through the Towns Fund and CiL to deliver The Sidings - offering new visitor, community and sustainability facilities, including a café and a base for the local gig rowing club, as well as an active travel hub. Funding has been secured from DfT towards a trial of e-cargo bikes to be based at the site with orders now having been placed.

## Target Milestones

**End Date:** TBC.

## Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a cross-agency 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:** Lewes District Council.

# Springman House – Lewes



## Aims & Objectives

The project involves the formation of new fire and ambulance station facilities. A key project aim is to 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.

## Funding (all years)

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

## Outputs

By enabling the development of a new blue light facility on the site of Springman House, this project will unlock the 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 new homes and commercial floor-space through the North Street Quarter (NSQ) regeneration scheme, and enable Lewes’ “blue light” services to be co-located.

## What happened in the last period?

There has been no update since the last period. Previous update is as follows:

Following the purchase of the site by Lewes District Council, plans were drawn up with the East Sussex Fire and Rescue Service Sussex Police and the South East Coast Ambulance Service. NSQL, the majority landowner at the NSQ site, has now sold its land to the developer – Human Nature. In December 2020, the Council’s Cabinet agreed heads of terms for the sale of its own land to this same developer in order that it can comprehensively redevelop the site. Human Nature has confirmed that it will submit a new planning application for the NSQ and the Council is now liaising with the developer to understand its plans and timescales for the site, including the fire station.

## Target Milestones

**End Date:** To be confirmed, subject to Human Nature’s programme including planning.



# 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)

|                              |  |
|------------------------------|--|
| <b>Total LGF Funding</b>     | <b>£2.09m</b>                                      |
| <b>Total Public Funding</b>  | <b>£2.0m</b>                                       |
| <b>Total Private Funding</b> | <b>£79m (wider site) £32m (Teville Gate House)</b> |
| <b>Total Funding</b>         | <b>£81.00m</b>                                     |

## 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?

- Site acquired by Worthing Borough Council for redevelopment in August 2021
- Development Strategy and approach involving joint investment with London & Continental Railways confirmed in December 2021
- Meanwhile use occupier confirmed in December 2021.

## Target Milestones

Spring/ summer – advertising for development partner for the development of the site in partnership with WBC

Winter 2022 – planning process commence

Spring 2023 – planning application submitted.

# Union Place - Worthing



## Funding

|                              |               |
|------------------------------|---------------|
| <b>Total LGF Funding</b>     | <b>£3.60m</b> |
| <b>Total Public Funding</b>  | <b>£5m</b>    |
| <b>Total Private Funding</b> | <b>£31.4m</b> |
| <b>Total Other Funding</b>   | <b>TBC</b>    |
| <b>Estimated GDV</b>         | <b>£70m</b>   |

## Outputs

- 169 - New Homes – 30% affordable
- 610sqm - Commercial Space
- 90 - Guest room Hotel
- 3 /4 Screen – Cinema
- 1072sqm- Flexible Cultural Space
- 245 – Parking spaces

## What happened in the last period?

- S106 agreement drafted and formal planning permission issued
- Phase 1 put to market for development partner with deadline of 23<sup>rd</sup> September.
- Bids considered and detailed due diligence and negotiation undertaken.

## Target Milestones

- Committee paper to agree preferred bidder – spring 2022
- Detailed/ revised matters planning application due – autumn 2022
- Commence on site spring 2023

## 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 entered into a land pooling agreement for the site with partners London and Continental Railways (LCR). 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.



# Valley Gardens Phase 3 – 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, accessibility, 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 - 63,866m<sup>2</sup>.

## Funding (all years)

|                              |               |
|------------------------------|---------------|
| <b>Total LGF Funding</b>     | <b>£6.00m</b> |
| <b>Total Public Funding</b>  | <b>£1.84m</b> |
| <b>Total Private Funding</b> | <b>£0.0m</b>  |
| <b>Total Other Funding</b>   | <b>£0.00m</b> |
| <b>Total Funding</b>         | <b>£7.84m</b> |

## What happened in the last period?

Following the third public consultation exercise for Valley Gardens Phase 3 which completed in late 2020, and further stakeholder engagement the final General Highway Arrangement was completed in December 2021. This final design will be presented to ETS Committee and P&R Committee in January 2022. Cost estimates have increased due to rising construction costs and additional stakeholder infrastructure included in the plan, such as those required for sustainable events. The construction contract procurement will commence in Spring 2022 and be completed by early Summer 2022.

## Target Milestones

**End Date:** Spring 2024

# Western Harbour Arm – Shoreham-By-Sea



Proposed scheme

## 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 (ADC), 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

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

## What happened in the last period?

- Demolition contract appointed
- Demolition of redundant Yacht Club October/November 2021

## Target Milestones

- Commencement of Flood Defence construction spring 2022
- Completion autumn 2022