

Greater Brighton Economic Board

Investment Programme Update Report

July 2023

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Adur Civic Centre - Shoreham



Aims & objectives

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

For Phase 2 the Council have identified Hyde Housing as the preferred bidder for the site (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

Funding (all years)

Total LGF Funding	£1.71m
Total Public Funding	£0.0m
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 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.

Target milestones

Planning Determined: February 2022 – approved at planning committee on 1st March 2022.

Start on site: summer 2022

Completion: by autumn 2024

Black Rock - Brighton



Aims & objectives

The three phases of the Black Rock project now underway, will deliver a package of enabling, access and infrastructure works, a three-year programme of large capacity meanwhile uses and events (with 10,000 capacity) and a future development of “significance” on the newly enhanced 1.7-hectare site.

Completed works to date (2020-22) include: new pedestrian access sea wall, fully accessible 800mtr beach boardwalk with lighting, new public realm spaces with seating and 5 x level access (heritage) railway crossing points allowing access to the beach. These initiatives will make the site more attractive for future development and along with de-risking works will provide an “oven ready” and developable site available from 2025/6 onwards. The first phase of a potential future sustainable transport link from Brighton Marina to the Palace Pier started on site this month (January 2023) with a new bridge link underneath the car access ramps, and in the final phase, (starting in Summer 2023) underground utilities will be relocated and obstructions removed, before releveling of the whole site. Supplementary works to two derelict heritage buildings adjoining the site will provide café/restaurant uses. This will support meanwhile uses from summer 2023 onwards.

Completion will result in full remediation of a site that has lain empty for over 40 years and held back the regeneration of the Eastern Seafront.

Meanwhile uses will deliver jobs and economic impacts around a programme of events at Black Rock starting in November 2023. These are expected to generate both income for the city council and economic impact for the city. A proposed Christmas Event space will be followed by a confirmed program of events to be worked up through 2023, and to be delivered through to late 2023 to 2025/6.

The new Development Brief will provide the basis upon which the council appoints a development partner to deliver new development for the Black Rock site. The brief will emphasise links to the surrounding area in accordance with the City Plan and will look for uses that make a qualitative improvement to this strategic 1.7-hectare beach front site. The brief will include requirements to deliver community benefits in terms of improved public realm and leisure uses, and also to provide uses that will act as an anchor for both the Eastern Seafront and Brighton Marina. The plan will be consulted upon before adoption.

Key facts

Delivery Partners: Brighton and Hove City Council are leading the project, with Rose Project’s, J.T Mackley & Co Ltd, Edburton Contractors Ltd, and Landbuild Ltd.

Funding (all years)

Total LGF Funding	£12.11m - underway
Total Public Funding	£3.9m
Total Private Funding	Subject to final business case
Total Other Funding	£1,398 \$106, Departmental contributions and additional corporate funding by BHCC from reserves
Total Funding	£14.409m

Black Rock - Brighton

Outputs

Outputs for the permanent Black Rock development will deliver between 163 – 354 jobs and a NPV of an estimated £86,847 - £160,259 depending upon the final composition of mixed uses.

What happened in the last period

The new Promenade link began with temporary closure of one of the main car access ramps into the Marina to allow for the new bridge link to be introduced to link to Black Rock.

Target milestones

The final stage of the Black Rock project (site decontamination and utility relocation) will complete in autumn 2023.

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. • **£215k** 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)

Total LGF Funding	£33.9m
Homes England Funding	£288.0m
DCMS & Other Digital Funding	£3.8m
OPE Funding	£215k
Total Public Funding	£0.0m
Access for All	£1.0m
WSCC Funding	£3.34m
MSDC Funding	£3.69m
Total Public Funding	£356.64m
Total Private Funding	£652.2m
Total Funding	£1008.8m

Following their acquisition of the Brookleigh land parcels, the Council has an approved Infrastructure Delivery Plan (IDP) with Homes England which confirms an investment of £162m in strategic infrastructure.

Burgess Hill Strategic Growth Programme

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, 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

Town Centre Regeneration: Completion of the S106 agreement and planning permission for the redevelopment of the Martlets Shopping Centre was issued on the 2nd July 2021

Brookleigh (Northern Arc): The first 50 occupations of shared ownership homes and affordable rented properties on Oakhurst (Previously known as Freeks Farm) have taken place. Works are ongoing on the Eastern and Western Link Road.

The University of Brighton Academy Trust has been chosen as the academy sponsor for the first primary and the secondary school. The secondary school will be constructed to Passivhaus standards and is due to open September 2025. Detailed design work is taking place on the Secondary school to enable construction to commence once the land has been transferred to WSCC from Homes England.

A feasibility study for the Centre for Outdoor Sports has been completed and next stage plans agreed with facilities to be developed for use by the public by 2025.

Place and Connectivity: Work is coming to a close on delivery of the MSDC Led Phase 1 schemes including public art, public realm improvements to the underpass at Wivelsfield Railway station alongside townwide infrastructure improvements across Burgess Hill and the Green Circle, totalling 14km.

WSCC Phase 1 schemes are currently in delivery and are due to complete Spring/Summer 2023; communications and stakeholder management is ongoing.

A2300 corridor improvements: Construction began in spring 2020; programme now complete with both carriageways officially opened on the 8th April 2022.

Employment space, The Hub: The site was purchased by developers Panattoni and renamed Panattoni Park Burgess Hill. The second phase of development (a 5,000m² warehouse for Roche Diagnostics) was completed in early February 2022. Outline planning permission for the remaining 40,000m² has been approved, and issued with view to complete construction early 2024.

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 20km of dark fibre and the Burgess Hill Fibre Exchange. Customer enquiries being received and are responded to through the CNI co-operative partners.

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) and is due for completion by the end of 2023.

Target milestones

Various (project specific)

Circus Street - Brighton



Aims & objectives

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

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

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

Key facts

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

Funding (all years)

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

Outputs

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

Phase 2: Public consultation on proposed development by Hyde Housing took place on 20/02/2020 and detailed design work was undertaken throughout 2021.

Target milestones

All target milestones achieved.

Decoy Farm - Worthing



Aims & objectives

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

Key facts

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

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.

Funding (all years)

Total LGF Funding	£4.84m
Total Public Funding	£4.84m
Total Private Funding	£15.0m
Total Other Funding	£0.00m
Total Funding	£11.60m

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

Planning Determined: February 2022 – approved at planning committee on 1st March 2022.

Start on site: summer 2022

Completion: by autumn 2024

Digital Catapult Centre - Brighton



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

Target milestones

5G testbed upgrade completed
December 2022

Research & Innovation Fibre Ring DCB
outputs delivered – March 2025

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

Most of the work on the large-scale testbed upgrade at its dual locations of Brighton Dome / Corn Exchange and BDX / the FuseBox has now been finished. A dark fibre link between the 2 locations is now complete.

Our current 5G innovation programme, *Futurescope: Heritage XR*, is supporting 3 businesses to develop 5G-powered immersive content for the heritage sector. The programme is delivered as a partnership between the Digital Catapult, Brighton Dome & Festival and Wired Sussex and is due to complete with a showcase in late July.

Planning (including a business workshop) is underway for the next programme, to be announced in Q3 2023.

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, BDBF.

Heritage Centre Stage - Brighton



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

Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£27.61m
Total Private Funding	£5.206m
Total Other Funding	£1.84m
Total Funding	£37.65m

Outputs

- Employment: created and/or safeguarded - 337
- Businesses assisted: financial and non-financial - 624
- New floor space constructed/refurbished: learning - 157 m² new floor space constructed/refurbished, Commercial - 2,652 m²
- Carbon reduction: 39.961 tonnes of CO₂.

What happened in the last period?

The project reached Partial Possession on 19 May 2023 with the restored 200-year-old Grade I listed Corn Exchange, Grade II listed 1930's Studio Theatre and new gallery bars and foyers reopening to the public. The Van Gogh Attraction is now occupying all the spaces until September when some remaining works will be carried out to achieve Practical Completion. Covid-19, Brexit and the conflict in Ukraine significantly affected the project's progress impacting availability of materials with longer lead in and delivery times, associated delays and increased costs, compounded by inflationary pressures. Practical Completion is now anticipated in October 2023.

Target milestones

End Date: Partial Possession May 2023 (open to the public).
Practical Completion October 2023

New England House - Brighton



Aims & objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for Greater Brighton's creative, 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

Funding (all years)

Total LGF Funding	n/a
Total Public Funding	£11.1m
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

Work commenced on-site in June on a detailed fire compartmentation survey of the building. This work is essential in informing the design process.

Target milestones

Planning application: Late 2024

Commence works on site: 2025

Completion: End 2026

New Monks Farm - Shoreham



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).

Funding (all years)

Total LGF Funding	£5.70m
Total Public Funding	£5.70m
Total Private Funding	£144m
Total Other Funding	£0.00m
Total Funding	£150m

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

- 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.
- kea 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 A27: December 2022

Completion of Development: December 2028

Plus X - Brighton



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)

Total LGF Funding	£7.70m
Total Public Funding	£7.70m
Total Private Funding	£12.0m
Total Funding	£19.7m

Target milestones

Complete development end date: December 2022

Outputs

Contractual outputs: 4,910m² of new employment space, 517m² 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 (BRITE) 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 was completed in autumn 2022.

Railway Quay - Newhaven



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 55,000m² 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: Lewes District Council

Funding (all years)

Total LGF Funding	£1.5m
Total Public Funding	£840k
Total Private 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?

LDC has acquired the former UTC Harbourside – now renamed Marine Workshops – following successfully securing £1.3m from the Getting Building Fund. The building is being recommissioned and updated 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 £1.05m from LDC.

The building purchase completed on 17 June 2022 and phase 1 recommissioning works have completed. The next phase of works will be to create car park improvements and works associated with tenants moving into the building. A soft launch for LDC staff will commence early 2023 alongside a tender process for an operator/operators to run parts of the building.

Target milestones

End date: TBC

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)

Total LGF Funding	£2.00m
Total Public Funding	£4.34m
Total Private Funding	£12.0m
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 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?

Springman is an enabling site for the North Street Quarter (NSQ) and is inseparably linked to the delivery of this wider scheme. The NSQ is a strategic allocation in the South Downs National Park Authority (SDNPA) Local Plan. Lewes District Council purchased the Springman site in March 2017 to enable the comprehensive redevelopment of the NSQ for a mix of uses including residential and employment.

The developer (Human Nature, Lewes) has submitted a planning application for the NSQ which includes plans for 700 new homes. As part of the scheme, new affordable homes are proposed at the Springman site. Details of the proposals can be found in the 'live planning application reference: SDNP/23/00526/OUT which is currently being assessed by SDNPA.

Target milestones

End Date: to be confirmed, subject to Human Nature's programme including planning

Teville Gate - Worthing



Teville Gate House construction, December 2019

Aims & objectives

The 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	£6.34m

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
- March 2022 Development Partner agreed by JSc Committee – Hyde Housing Group.

Target milestones

Spring/summer 2022 – finalise agreements with Hyde Housing Group.

Winter 2022 – planning process commence

Spring 2023 – planning application submitted

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 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

Funding (all years)

Total LGF Funding	£3.60m	
Total Public Funding	£5.0m	
Total Private Funding	£31.4m	
Total Funding	£36.4m	Estimated GDV £70m

Outputs

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

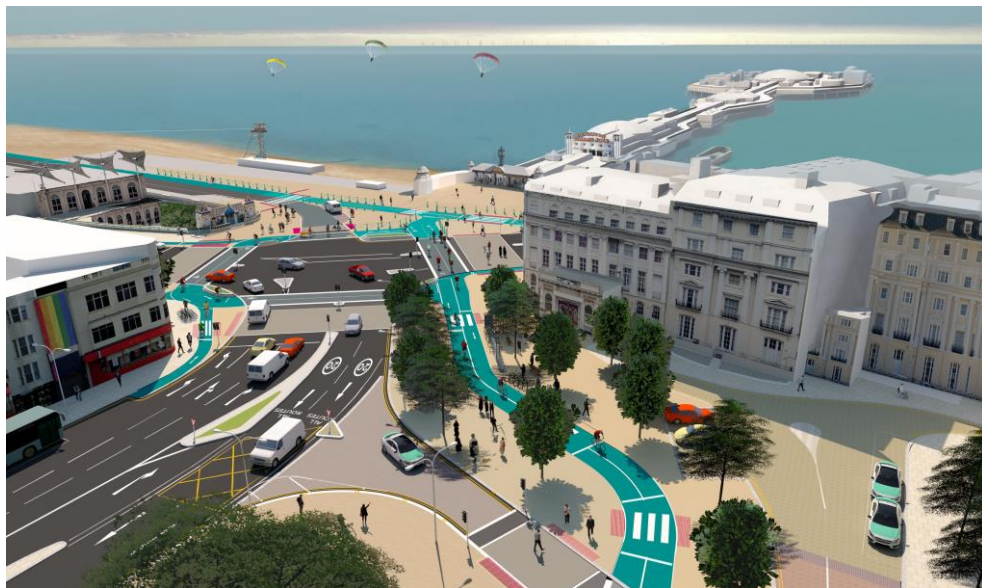
What happened in the last period?

- S106 agreement drafted and formal planning permission issued
- Roffey Homes Agreed as Development Partner on the site

Target milestones

- Finalise JV agreement – June 2022
- Detailed/ revised matters planning application due autumn 2022
- Commence on site spring 2023

Valley Gardens Phase 3 - Brighton



Proposed scheme

Aims & objectives

- Enhance and renew the environment of a key visitor destination and arrival point in the city.
- Provide a space that is inclusive and accessible to everyone
- Improve the travel experience for pedestrians and cyclists
- Enhance the overall experience for public transport users
- Simplify the road layout for motorists
- Improve road safety.

Key facts

Delivery Partners: Coast to Capital LEP

Funding (all years)

Total LGF Funding	£6.00m
Total Public Funding	£1.84m
Total Private Funding	£0.0m
Total Borrowing	£5.0m
Total Funding	£12.84m

Outputs

Match Funding (BHCC) £1.712m, Local Funding £0.414m, Total resurfaced roads - 1,588m, Total length of cycle ways - 670m.

What happened in the last period?

The Detailed Design for the scheme has been completed and the project has entered the procurement phase. It has been decided that Procurement will include Early Contractor Involvement, the benefits of which are recognised to include, opportunities for Value Engineering, the development of a more robust scheme cost and opportunities to carry out an in-depth review of the construction programme with key stakeholders such as bus and taxi services, thereby minimising the impact on the traffic network. However, the new Administration are planning a review of the scheme to ensure maximum benefit to the city. The timeframe for delivery depends on the length of the review and outcome of this review.

Target milestones

Construction Commences: 2023 TBC

End Date: Construction programme currently estimated to be 18 months.

Western Harbour Arm - Shoreham



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	£0.0m
Total Other Funding	£0.0m
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?

- Demolition of redundant Yacht Club October/November 2021
- Continued pluvial and fluvial modelling to inform design

Target milestones

- Commencement of Flood Defence construction 2022
- Completion autumn 2022

CONTACT

Who to talk to if you have any questions

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