

Subject:	Progress update on Greater Brighton Investment Programme		
Date of Meeting:	18 July 2017		
Report of:	Chair, Greater Brighton Officer Programme Board		
Contact Officer:	Name:	Nick Hibberd	Tel: 01273 293756
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LA(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report provides the Greater Brighton Economic Board (“the Board”) with an update on progress on the Greater Brighton Investment Programme (“the Investment Programme”) since the Board’s last meeting on 25 April 2017.
- 1.2 Updates are included on the Local Growth Fund (LGF) allocations made as part of the Growth Deal Round 3, and the progress of projects awarded unallocated monies from Growth Deal Rounds 1 & 2.
- 1.3 The period covered by this report is 21 March 2017 to 21 June 2017.

2. RECOMMENDATIONS:

- 2.1 That the Board note the report.

3. GREATER BRIGHTON INVESTMENT PROGRAMME HIGHLIGHTS**Enterprise Zone (Newhaven)**

- 3.1 The formal invitation-only launch event for the Newhaven Enterprise Zone was held on Monday 26th June at the UTC@harbourside. The event was highly successful, with around 70 local dignitaries, businesses and partners attending, including Maria Caulfield MP. Attendees heard from a range of speakers, including Steve Allen (Vice Chair of Coast to Capital LEP), Cllr Andy Smith (Leader of Lewes District Council) and Chris Rasmussen of Brightwell Dispensers (one of Newhaven’s largest employers and have recently taken on new space within the Enterprise Zone).
- 3.2 Work has commenced on both East Quay (the Rampion Offshore Wind Farm O&M base) and the new business park at Eastside South. LDC has completed the purchase of Railway Quay from a private landowner and has commissioned consultants to undertake a market demand study looking at options for new development (due to report back end of June).

- 3.3 A bid has been submitted to the Government's Commercial Support Fund to investigate ground conditions and constraints on part of the Avis Way site, with a decision expected in the next couple of months.

New England House Growth Centre (Brighton)

- 3.4 A draft scoping paper for moving the project forward has been prepared and options for the refurbishment and expansion of New England House are currently being costed. With regard to replacing the building's curtain walling, a modular approach is being explored that would allow recladding works to take place whilst minimising disruption to existing tenants.
- 3.5 The council is considering how it might progress a combined development of New England House and the adjacent Longley Industrial Estate in order to facilitate achieving the City Deal outputs for New England House. The draft scoping paper will be considered by the council later this summer.

Digital Catapult Centre and 5G Testbed (Brighton)

- 3.6 Building work continues on the catapult centre and 5G testbed in New England House and the satellite hub at the University of Brighton. The beta version of the 5G testbed is due to launch in the autumn.
- 3.7 The current catapult residency programme, which focussed on Immersive Technologies (virtual and augmented realities), is coming to its final phase and has enabled a number of innovators to develop and grow commercially, including Fracture, Circa69, Gorilla in the Room, Big Man, Ram Jam, Chromaspace and Ionosphere. The next residency programme launches in September.
- 3.8 An agreement to extend the digital catapult centre contract to 2020 to cover the 5G work has been approved and discussions are also underway to extend the main contract beyond March 2018 to support further activity, including the Hannington Lane retail tech project.

Advanced Engineering Centre (Brighton)

- 3.9 The construction of the Advanced Engineering Building and surrounding landscaping is now complete and work will continue over the summer with internal fit-out of the workshops and installation of specialist equipment in the research areas. The formal opening is expected during the first week of September to coincide with the British Science Festival.

Innovation Centre, Block J (Brighton)

- 3.10 The construction of the Innovation Centre building at Block J at Brighton Station is ongoing with the initial build expected to be completed this summer. The hotel will be completed simultaneously.

Circus Street Innovation Growth Centre and Regeneration (Brighton)

- 3.11 Land transaction and legal agreements are nearing completion, with the revised Development Agreement between Cathedral (Brighton) and the council expected to go unconditional in early July.
- 3.12 At the time of writing, the construction contractor is mobilising on-site to commence piling works, prior to construction of the student housing and residential blocks commencing in the late summer/early autumn.

Preston Barracks Central Research Laboratory (Brighton)

- 3.13 Having submitted the detailed planning application in February 2017, the University of Brighton and U+I Plc are currently engaged in discussions with the Local Planning Authority (LPA), and are responding to feedback received to date. The consultation period, which had been extended following requests from a number of statutory consultees, has now closed.
- 3.14 The LPA continues to inform the applicants of issues to be addressed and further meetings between the applicants and the LPA are planned. Subject to the satisfactory conclusion of this work and any revisions to the proposals, it is hoped that the application will be determined at Planning Committee in autumn 2017. If all goes to plan, and the Planning Agreement and land transactions are completed before the end of the year, it is anticipated that construction will commence in early 2018.

Construction Trades Centre, City College (Brighton)

- 3.15 The Construction Trades Centre building is complete and was handed over to the College at the end of March. The College is now undertaking internal fit-out and decanting of the current provision from the Pelham site to allow the new facilities to be fully operational for the 2017/18 academic year.

Valley Gardens – Phases 1 and 2 (Brighton)

- 3.16 The Technical Highway Design is being progressed by Project Centre - the principle highway designers for this project. The Lighting Strategy and Sustainable Urban Drainage work is under way. The Signage Strategy and the vertical alignment drawings will be developed over the coming months. Contractors have been commissioned to develop traffic management plans for the construction phase of the scheme and a draft phasing plan is to be issued at the end of June.
- 3.17 Early engagement with the City Safety Action Group and bus operators has commenced to support development of the draft phasing plans. Site investigation surveys will be commissioned in July to identify underground risks and other potential obstructions, alongside detailed Statutory Undertaker investigations. The Traffic Regulation Order for the parking and traffic management arrangements is being advertised.
- 3.18 Untitled Practice, the appointed Landscape Architects, have been working on the preliminary green space design in response to the design brief developed in

conjunction with the City Parks, Property & Design and Events teams. The design was presented to the Environment, Sustainability and Transport Committee on 27th June. Consultants will be tasked with progressing the approved design to detailed design phase and commencing the planning application process. It is anticipated that both the detailed green space and highway designs will be presented at Committee during Autumn 2017, when the preferred procurement route for the scheme will also be recommended.

Bike Share Scheme (Brighton & Hove)

- 3.19 Rollout of bike share hub sites was scheduled to commence on 3rd July 2017. A further three sites requiring Traffic Regulation Orders and 19 sites requiring Highway Licences were advertised through to 2nd June, with no objections received. Discussions with BHCC's planning department are continuing to facilitate rapid roll out of the scheme and resolve uncertainties over permitted development rights and the need for Lawful Development Certificates where sites are on private land.
- 3.20 The official launch of the scheme is now due to take place in September 2017.
- 3.21 Members of the public will have had the chance to see and ride Brighton & Hove's new share bike at BHT's Around the World Cycle Challenge on 25 June charity event in Preston Park Velodrome, the first public promotion of the scheme since the Operator was appointed.

Intelligent Transport Systems Package (Brighton & Hove)

- 3.22 The upgrades to the traffic signal pedestrian crossings at the eleven junctions are all complete. The CCTV installations are also underway and a new contract is due to go out to tender for the bus lane enforcement cameras. The journey time monitors are now installed and are in testing mode. Further planning is required for the VMS signs.

Flood Alleviation Scheme (Newhaven)

- 3.23 A substantial section of the scheme build on the west bank of the Ouse has been completed including more than 300m of new earth embankment, a flood wall and a flood gate in a public park. Unexpected ground conditions in a section of the west bank defence adjacent to Denton Island bridge have resulted in delays in building 200m of flood wall. Despite this, completion is expected by late summer 2017.
- 3.24 The building of the flood wall on the east bank of the Ouse north of the swing bridge has commenced. Work on sections of the wall south of the swing bridge into the Port area of Newhaven will start this summer. Engagement with statutory stakeholders in the Port area over the detailed design for defences on operational land continues. The aim is to minimise the impact on businesses, port operations and rail assets.
- 3.25 Preparatory work has started on flanking embankments between the A26 and the Energy Recovery Facility that will protect Newhaven from 'back door' flooding. This is currently focussed on Great Crested Newt mitigation. Regular meetings

with Network Rail asset protection staff continue regarding the development of the flood gate across the railway line north of Newhaven.

Port Access Road (Newhaven)

- 3.26 Development of the business case for the second phase of the Port Access Road (from Pargut roundabout to Mill Creek) continues. As a retained scheme, discussions have been ongoing with the Department for Transport (DfT) to agree the required scope of the business case and there is now agreement that this should focus on the economic benefit of the scheme. Draft business case documents will continue to be submitted to DfT for comment.
- 3.27 The site works for additional ground investigation have now been completed and this information will now inform the detailed design of the embankments and bridge which is also underway, although there have been some delays. A package of works for advance site clearance and translocation of species is being put together for completion ahead of main construction. Construction of the scheme will be procured using Hampshire County Council's framework contract and a further tender workshop is planned to gain construction input into the design. Following the tender process and receipt of a tendered sum, final submission of the business case is planned for summer 2017. Subject to the approval of the business case, construction could commence in early 2018, with completion in 2019.

Adur Tidal Walls (Shoreham-By-Sea)

- 3.28 The construction of two new flood defence embankments has commenced in Shoreham. Works are substantially complete at two of the project's ten reaches, with finishing works now underway on Reach E1. Reach W2 (Emerald Quay) is the fifth reach to have commenced on the project, where new flood glass is to be installed. Works adjacent to Shoreham Airport (Reach W7) have been re-programmed to commence in 2018.

Western Harbour Arm Flood Defence (Shoreham-By-Sea)

- 3.29 Negotiations continue on the purchase of a strip of land along the northern frontage of the Sussex Yacht Club's site.
- 3.30 Adur District Council is currently commissioning a study to carry out detailed flood risk analysis to provide the justification needed for further investment from the Environment Agency's capital programme. The Council has received detailed designs for the proposed flood wall, and is discussing the design of the new clubhouse with the yacht club through pre-application negotiations.
- 3.31 Two separate planning applications for the replacement clubhouse and flood defence scheme will be submitted in autumn 2017, and construction of the clubhouse element is likely to commence in early 2018, with completion in early 2020. The flood defence wall will follow immediately thereafter.

Growth Location (Burgess Hill)

- 3.32 Mid Sussex District Council (MSDC) submitted its District Plan to Government in August 2016. The Plan provides the framework for the Burgess Hill developments and is currently being subjected to an independent examination by the Planning Inspectorate. The first sets of hearings have been completed and further hearings are scheduled for July.
- 3.33 The Northern Arc scheme, which will deliver up to 3,500 new homes alongside a business park, schools and community facilities, remains a key focus for MSDC. Further progress has been made to address outstanding issues and regular discussions are being held with developers to progress the scheme. A planning application for the first 130 homes on the development has been received and pre-application discussions regarding a further 320 homes have been held.
- 3.34 Good progress has been made on the approved major retail, leisure and housing scheme to redevelop Burgess Hill town centre with the developers, New River Retail, expected on site later this year with the scheme due to complete by 2020/21. The construction on the Kings Way and Keymer Tileworks sites also continues apace with both developments now starting to be occupied.
- 3.35 Work continues on The Brow to convert a number of public sector buildings into a modern, purpose-built public service facility to house a GP surgery and accommodation for the police and ambulance services, whilst freeing up land to provide a significant number of homes to aid regeneration of the town centre. The HCA has commissioned architects and planning consultants who have produced a high level design and viability assessment. MSDC continues to work with partners and the HCA to agree an implementation plan for this project.
- 3.36 An external design agency has been appointed to support work on a Burgess Hill brand and outreach communications strategy. Initial workshops have been held with key political stakeholders and the intention is to work in partnership with the various developers active in the town, along with other stakeholders, to promote and support its role as a growth location and to provide high quality information to existing and future residents, employees and visitors.

A2300 Corridor Improvements (Burgess Hill)

- 3.37 This Department of Trade retained major scheme will support economic growth, by enabling the delivery of strategic housing and employment development at Burgess Hill. The funding profile has been aligned with the development profile currently being proposed by developers.
- 3.38 Preliminary design is expected to be complete by Autumn 2017, followed by preparation of the outline transport business case, expected to be completed by Spring 2018. The current programme indicates a start of construction in Winter 2020, with completion in Spring 2022.

4. UPDATE ON LOCAL GROWTH FUND PROJECTS (ROUND 3)

- 4.1 On 02 February 2017, the C2C LEP announced that it has secured £66m through Round 3 of the Growth Deal. Subject to the required funding agreements, all six projects put forward by the Board were allocated funding - totalling £48.77m – updates as follows.

Worthing Central Phase 1 (Worthing) - £5.6m

- 4.2 The award of Growth Deal funding has helped to facilitate further negotiations between the main site owner (of Teville Gate) and the owner of Teville Gate House. Recent meetings have explored the option of a development agreement to secure implementation of a phased development for both sites. Work is ongoing on the main site to bring forward a planning application in the autumn (2017).
- 4.3 Negotiations continue with the land owner at Union Place in order to bring forward a mixed use scheme, including a multiplex cinema.

Decoy Farm (Worthing) - £4.8m

- 4.4 Engagement with potential occupiers/developers is helping to inform the most appropriate remediation strategy for the site. West Sussex County Council is to assist with the preparation of a Transport Assessment; expected by Summer 2017. This will help inform further studies and support a planning application for the site.

New Monks Farm & Airport (Shoreham-By-Sea) - £5.7m

- 4.5 The developers for New Monks Farm and Shoreham Airport are preparing to submit planning applications by end of July 2017. The developers held various consultation events at the end of January 2017. IKEA's interest in the site has been confirmed and the public has now seen the master-plan showing the large IKEA store (35,000sqm). A detailed business case is being developed for submission to the LEP in the autumn.

Growth Location (Burgess Hill) - £14.9m

- 4.6 In order to assist with the delivery of the infrastructure required to realise the full benefits of the substantial growth anticipated in Burgess Hill, MSDC submitted a bid to Coast to Capital for Local Growth Fund 3 funds. The bid was primarily to support a sustainable transport package that would link together new and existing developments and improve the experience of travelling to and around Burgess Hill and has been awarded £14.9m. WSCC has now appointed consultants to undertake the work required to develop a detailed package of sustainable transport measures.

See 3.32 to 3.36.

Sussex Bio-Innovation Centre (Brighton) - £5.5m

- 4.7 Detailed building designs have been completed for the entire new Life Sciences Teaching & Research Building including the Bio-Innovation Centre. Planning consent has recently been received and the project is at procurement stage to select the main contractor, with work expected to begin onsite in early 2018.

Black Rock Development (Brighton) - £12.1m

- 4.8 Negotiations to finalise the Conditional Land Acquisition Agreement have been progressing well since the New Year and are anticipated to complete by the end of July. An outline business case has been submitted to the C2C LEP and this will be reviewed by the LEP Board and the Project Team at their meeting on 14th July. A revised timeline for the project assumes enabling works at Black Rock begin in early 2019 with the design & build process beginning mid-2020.

5. UPDATE ON LGF PROJECTS (UNALLOCATED FUNDS ROUNDS 1 & 2)

- 5.1 In December 2016, the C2C LEP announced that it had approximately £46.65m of unallocated funds available to support capital growth projects. The Greater Brighton Board put forward eight bids, five of which received funding totalling approximately £9.9m, subject to the relevant funding agreements. Updates are as follows:

Adur Civic Centre (Shoreham-By-Sea) - £1.8m

- 5.2 Demolition of the main building is complete and the contractors have handed the site back to the Council. Architects are being commissioned to prepare development options for the main site.
- 5.3 The Council has entered into a pre-contract services agreement through SCAPE Framework, which will enable on site investigations and the submission of a planning application by the end of July for the north (car park) site. A public consultation event is planned for 26th June 2017.

Springman House (Lewes) - £2m

- 5.4 Local Growth Funding enabled Lewes District Council (LDC) to purchase the Springman House site, located in the North Street Quarter development, in March 2017. This project, which provides for the relocation of the fire station, will unlock the £150 million North Street Quarter regeneration scheme. This is a major mixed-use development in Lewes that will deliver significant benefits, including 416 new homes, 13,000 square metres of commercial floorspace, new flood defences and a new health centre. Following the purchase of the site, LDC is to commission the design and construction of the new facility, which also provides an opportunity to work with Sussex Police to co-locate blue light services in the town. It is expected that the new fire station will be operational by March 2020.

Railway Quay (Newhaven) - £1.5m

See 3.1-3.3.

Eastside South (Newhaven) - £1.6m

See 3.1-3.3.

Royal Pavilion Exchange – Corn Exchange & Studio Theatre (Brighton) - £3m

- 5.5 Following appointment of the main contractor, R. Durnell & Sons Ltd, works started on site on 13 February 2017. A revised planning permission including all design revisions was granted on 24 January 2017 and the accompanying listed building application was issued on 17 February 2017. Associated conditions are now being addressed. The LEP funding of £3million supports the agreed funding model to ensure that the full scope of works can be delivered. On-going coordination and discussions with Brighton Dome & Brighton Festival, and the main contractor are focused on mitigating local disruption and facilitating the continued use of the Concert Hall during the works period, which are programmed to be completed in Autumn 2018.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 There are no direct financial implications associated with this report regarding the progress made in the last quarter of this financial year on approved schemes within the Greater Brighton Investment Programme. Schemes already included within the Greater Brighton Investment Programme have approved business cases in place with funding options identified and these have been reported to their respective bodies. Future or revised business plans will be reported accordingly within the timescales of the project timetables.
- 6.2 Subject to funding agreements, the C2C LEP have also announced funding of £48.77m toward all six of the projects put forward by the Board as shown in paragraphs 4.1 to 4.8. Further work will be required to identify the match funding requirements for these projects and will be reported back to this board in due course.
- 6.3 The C2C LEP have awarded a total of £9.9m of unallocated Rounds 1 and 2 Local Growth Funding toward the five projects detailed in paragraphs 5.1 to 5.5, subject to funding agreements. It should be noted that all projects will require a degree of match funding; this will be reported back to this board in due course.

Finance Officer Consulted: Rob Allen, Principal Accountant

Date: 05/07/17

Legal Implications:

- 6.4 There are no legal implications arising directly from this report. The legal implications of the projects will be considered by the member authorities involved.

Lawyer Consulted: Alice Rowland, Head of Commercial Law
Date: 29/06/2017

Equalities Implications:

- 6.5 None arising from this report. Equalities issues will be addressed on a project-by-project basis.

Sustainability Implications:

- 6.6 None arising from this report. Sustainability issues will be addressed on a project-by-project basis.

Any Other Significant Implications:

- 6.7 None.

SUPPORTING DOCUMENTATION

Appendices:

None

Background Documents

None