



GREATER BRIGHTON ECONOMIC BOARD ADDENDUM

10.00AM, TUESDAY, 20 OCTOBER 2020

VIRTUAL MEETING (ZOOM)

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ADDENDUM

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The special circumstances for non-compliance with Council Procedure Rule 7, Access to Information Rule 5 and Section 100B (4) of the Local Government Act as amended (items not considered unless the agenda is open to inspection at least five days in advance of the meeting) were that the information was not available at the time of publication



Greater Brighton Economic Board

Investment Programme Update Report

20 October 2020 - ADDENDUM

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 is anticipated in Spring 2020 for 173 homes (100% affordable in line with Hyde Housing’s strategic partnership with Homes England) and ground floor commercial space.

Key Facts

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

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 -30,000 sq ft of employment space
 Phase 2 South Site – 987 sqm of employment space and 173 residential units

What happened in the last period?

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

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

Target Milestones (Phase 2)

Planning Application: November 2020

Planning Determined: Spring 2021

Start on site: Spring 2022

Complete: By April 2024 (Homes England Deadline)

Decoy Farm



Aims & Objectives

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

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

Funding (all years)

- LEP LGF Funding £4,844,440m
- Private Match Funding £20,555,560m
- Estimated GDV £25,400,000m

Outputs

- Phase 1: To remediate the 7ha former landfill, unlocking the site 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?

Remediation works:

- Confirmation from the LPA that the proposed remediation does not constitute EIA development.
- Consultation with AWC Contaminated Land Officer and the Environment Agency ongoing. Ground Investigation GQRA Report, Flood Risk Assessment and Remediation Strategy issued.
- Ecology – vegetation clearance and installation of reptile exclusion fencing complete. Reptile translocation work continuing.
- Invitation to Tender documents issued, contract out to tender.

Disposal/Development Strategy:

- Soft market testing exercise completed and report issued.
- Masterplanning work progressing to support marketing testing.
- Future Ready workshop held.

Main Milestones

- **October 2020** – remediation contract awarded (completed)
- **March 2021** – remediation works complete

New Monks Farm - Shoreham-By-Sea



Funding (all Years)

Total LGF Funding	£5.70m
Total Public Funding	£5.7m
Total Private Funding	£144m
Total Funding	£150m

Outputs

- A £150 million capital investment;
- The delivery of 600 new homes, 30% of which will be affordable;
- 876 gross new jobs;
- £2.8m in public sector receipts from council tax revenues, new homes bonus and new business rates; and £11.5m additional annual GVA to the Adur economy

What happened in the last period?

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

Works continue on site on flood drainage, remediation, and ground preparation works for the development.

Target Milestones

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

Aims & Objectives

The project is to develop a strategic employment and housing growth centre in Shoreham. Its main components are: (a) The provision of a new and improved signalised 6-arm junction on the A27 which will unlock housing and employment space by allowing access to and from the wider area and the specific development sites; (b) The building of 600 new homes and 10,000m² employment floor-space at New Monks Farm.

Key Facts

Delivery Partners: New Monks Farm Development Ltd, Highways England, West Sussex County Council (WSCC) and Adur District Council (ADC).

Union Place - Worthing



Aims & Objectives

Union Place (UP) forms part of the Worthing Central Programme (Phase 1) to regenerate key brownfield sites in Worthing town centre. The Council has agreed to enter into a land pooling agreement for the site with partners London and Continental Railways. The partners have prepared a development strategy for the sites which has been approved at JSC. The development strategy could include direct delivery or selling the consented scheme to a developer.

Key Facts

Delivery Partners: Worthing Borough Council, London & Continental Railways, Coast to Capital LEP

Funding

- Total LGF Funding £3.60m (draw down complete)
- Estimated GDV £70m

Outputs

- 169 - New Homes – 30% affordable
- 670sqm - Commercial Space
- 90 - Guest room Hotel
- 3 /4 Screen – Cinema
- 1072sqm- Flexible Cultural Space
- 245 – Parking spaces

What happened in the last period?

- Outline Planning application submitted on 6 March 2020
- Design Review Panel – 21 July 2020
- Further consultation, review and amendments made following consultation responses. Amended scheme submitted 18/09/2020
- Development Strategy being reviewed following Covid and new market conditions.

Target Milestones

- Member preview 14 October 2020
- Planning Committee – 4 November 2020
- Development Strategy – to be agreed following planning consent, likely a mixture of direct delivery and market sale of the approved scheme.

Western Harbour – Shoreham



Estimated Project Cost of Flood defence

- £1.9m

Partner Funding

- EA - £640k
- C2C - £130k
- SHRP - £500k

Outputs

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

What happened in the last period?

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

Target Milestones

- New Sussex Yacht Club completed - October 2020
- Flood wall construction commencing – January 2020
- Completion – Summer 2021

Aims & Objectives

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

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