



Greater Brighton Economic Board

Investment Programme Update Report

29th January 2019

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Highlight Summary



| PROJECT | DELIVERY PARTNERS | REPORT HIGHLIGHT |
|-----------------------------|--|---|
| Central Research Laboratory | Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton (| Site-wide infrastructure and enablement works were completed in October 2018, with piling for the Central Research Laboratory (CRL) completed in November. Construction of the concrete frame for the CRL and associated services also commenced and is proceeding in line with programme, and the entrepreneurial hub remains on target for completion by the end of 2019. Construction of the student blocks on the barracks site commenced in December 2018, completion of which is planned for summer 2020, with the first residential blocks starting mid-2019, and completion of the full development is scheduled for the end of 2022. |
| Digital Catapult | Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express | Digital Catapult Centre Brighton successfully launched the 5G Brighton testbed in October. Since then, we have been working with the first tranche of businesses through 1-2-1 meetings and a 5G accelerator programme to support development of their 5G use cases. The launch generated increased interest in 5G and we have been meeting with a number of firms to help them prepare for our forthcoming testbed open call. |
| New Monks Farm | New Monks Farm Development Ltd, Highways England, West Sussex County Council and Adur District Council. | Planning permission has been granted for the application submitted for development (600 dwellings, Ikea and new roundabout onto the A27). The scheme will be subject to Secretary of State Call in. |
| Waterfront | : Brighton and Hove City Council leading the Enabling package of works. The remainder of the project will be led in partnership with Standard Life Aberdeen, who are funding the design and development stage. | On 6 December 2018 BHCC Policy Resources and Growth Committee agreed to sign up to the Conditional Land Agreement. This formalised a timescale for the project which takes the start on site to an estimated 2024-2026. A funding agreement has already been signed with the Coast to Capital LEP, unlocking the £12.1m of LGF funding to enable the project to proceed. |
| Union Place | Worthing Borough Council, London & Continental Railways, Coast to Capital LEP | The site has been acquired by Worthing Borough Council using the Worthing Central LGF grant allocation. Land Pooling Agreement in place September 2018. Development strategy approved at JSC 6th November 2018 and the sale and leaseback of site C has taken place |
| Adur Tidal Walls | Mackley, (working as part of Team Van Oord) and on behalf of the Environment Agency, Coast to Capital Local Enterprise Partnership, Adur District Council and West Sussex County Council. | Work started in 2016 and is now in the final stages. Materials used in the construction include 2,500 steel sheets measuring 26 miles in length, more than 220m reinforced flood glass, 700 metre reinforced concrete walls and 15,000 bricks. Construction teams have worked within a few yards of peoples home to complete the scheme. Some of the project has involved a Giken train, of which only two exist in the western hemisphere; and a floating jack which costs £60,000 a week to hire. The scheme also involved the protection of 800 reptiles (slow worms and lizards) moved from site to Mill Hill and Lancing. The official launch will be in March 2019. |

Burgess Hill Strategic Growth Programme



Proposed scheme

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 funding has been secured:

- £17 million from the Local Growth Fund (LGF) to support A2300 corridor improvements comprising an upgrade to 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 the Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route,
- £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 (LFFN) fund to support the implementation of new digital infrastructure for Burgess Hill which in turn will stimulate the market for internet service providers.

Key Facts

Delivery Partners: Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital LEP, Department of Transport, Department of International Development, developers (New River, Glenbeigh, Fairfax).

Funding (all years)

| | |
|------------------------------|------------------|
| Total LGF Funding | £31.9m |
| Total Public Funding | £61.4m |
| Total Private Funding | £993.3m |
| Total Funding | £1,054.7m |

Following their acquisition of the Northern Arc land parcels, Homes England have confirmed there will be an investment of approximately £162m in strategic infrastructure supporting the development. Further detail on the Homes England investment will be featured in future reports as it becomes available.

Outputs

5,000 new homes, a Science and Technology Park offering up to 100,000 m² of employment space, two further business parks covering 25 hectares, together creating 10,000 new jobs, a major town centre recreational facility offering over 14,500 m² of retail space plus 142 new homes, a 63 bed hotel and cinema, major improvements to the A2300 corridor and a sustainable transport package, two new primary schools and one secondary school, increased capacity at GP practices, new and improved leisure facilities, and full-fibre digital infrastructure.

What happened in the last period?

- **Northern Arc:** The outline planning application for the whole development including a permission for up to 460 homes at Freeks Farm, was received in December, representing a significant step forward in delivery of the programme.
- **Place and Connectivity:** £10.9 million LGF funding confirmed on 13 December following successful presentation to the Coast to Capital Investment Committee. Detailed design underway with construction scheduled to complete in March 2021.
- **A2300 corridor improvements:** A major project milestone has now been reached with the appointment in November of the design and build contractor (Jackson Civil Engineering). Construction is scheduled to complete in March 2021.
- **Employment space, The Hub:** construction continuing on the 4,000 m² DPD warehouse, the first of six phases of development to be delivered on the site. A planning application for the second phase of development was received in December, which in addition to the phase 1 development will deliver over 5,000m² of employment space.
- **Digital Infrastructure:** A Procurement Information Notice (PIN) for the procurement of the scaffold network was issued in early December. A supplier meeting scheduled to take place in Mid-January 2019, with procurement to begin in early summer 2019.

- **One public estate (OPE) 7:** Expressions of interest submitted in November seeking support for feasibility studies for: (1) redevelopment of the land adjacent to Burgess Hill station (submitted through GBEB), (2) redevelopment of 'The Brow' site in Burgess Hill to provide enhanced accommodation for the emergency services (submitted through WSCC).
- **Goddard's Green Waste Water Treatment works:** the funding agreement for the £4m LGF funding has now been signed, with the funding agreement for the £6.5m HIF funding presently being finalised. Detailed design and procurement is work underway and construction scheduled to begin in early 2019 and to complete in December 2019.

Target Milestones — Various (project-specific).

Central Research Laboratory - Brighton



Proposed scheme

Aims & Objectives

The CRL is a U+I Plc concept, a model they have delivered successfully elsewhere. As a key element of the comprehensive mixed-use redevelopment it will provide a unique, high quality workspace model, tailored to the unique needs of Brighton’s creative and entrepreneurial businesses, particularly those designing and making physical products. It aims to be somewhere inspiring, functional, sustainable and flexible in its design. It is an innovative provision of shared workspaces and facilities that promote collaboration and facilitate serendipity. The shared spaces will range from events spaces to prototyping labs, meeting rooms and cafe/break out spaces, something that will attract both small and larger tenants.

Key Facts

Delivery Partners: Brighton & Hove City Council (Delivery Body), U+I Group Plc (Developer) and University of Brighton (together the partners in the overall mixed-use development across the combined sites).

Funding (all years)

| | |
|-----------------------|----------------|
| Total LGF Funding | £7.7m |
| Total Public Funding | £0.00m |
| Total Private Funding | £7.2m |
| Total Other Funding | £0.00m |
| Total Funding | £14.90m |

Outputs

Contractual outputs: 4,645sqm of new employment space, 500sqm of high specification prototyping labs/workshops, 107 onsite jobs, £5.427m of match funding.

Non-contractual outputs: 300 other jobs, £250,000 follow-on investment, 99 businesses supported.

What happened in the last period?

Site-wide infrastructure and enablement works were completed in October 2018, with piling for the Central Research Laboratory (CRL) completed in November. Construction of the concrete frame for the CRL and associated services also commenced and is proceeding in line with programme, and the entrepreneurial hub remains on target for completion by the end of 2019. Construction of the student blocks on the barracks site commenced in December 2018, completion of which is planned for summer 2020, with the first residential blocks starting mid-2019, and completion of the full development is scheduled for the end of 2022

Target Milestones

End Date: 13/12/2022.

Circus Street - Brighton



Proposed scheme

Aims & Objectives

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

The main office building will provide modern high quality floor-space, of which there is a known shortage in the city.

The Dance Space will house South East Dance and provide them with much-needed production space, a theatre and public space for community participation. The growing artistic community in Brighton has no dedicated space for dance and it is estimated that 60,000 people will use the space every year. It will become a cultural and community hub, where people gather to collaborate, participate, watch and learn.

Key Facts

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

Funding (all years)

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

Outputs

142 new homes; 387 additional jobs and 232 net additional jobs after displacement and substitution; 30,000 sqft office building; 450 student accommodation bed spaces; Cultural building (The Dance Space) for South East Dance (SED); office floor-space providing opportunities for start-ups; retail units and restaurant; public realm to include a public square and landscaped courtyards.

What happened in the last period?

Construction continues to progress. For a variety of reasons, work on some blocks has recently slipped against the timetable; however, this is being closely monitored by the development team. The constructor Henry is devoting additional labour resources wherever necessary and is confident of making up time and delivering all buildings to the agreed handover dates. Offsite infrastructure works have commenced, the student accommodation and residential blocks are at advanced stages, the Dance Space has now reached its full height and work on the office block is ahead of schedule.

Target Milestones End Date: 23/03/2020

Decoy Farm - Worthing



Funding (all years)

| | |
|------------------------------|---------------|
| Total LGF Funding | £4.84m |
| Total Public Funding | £4.84m |
| Total Private Funding | £7m |
| Total Other Funding | TBC |
| Total Funding | TBC |

Outputs

a) Unlocking up to 40,000sqm of employment space for development of mainly B1 and B2/B8 uses; b) Facilitating the redevelopment of a number of key sites within Worthing town centre, as envisioned in the Greater Brighton City Deal; and c) Supporting the development of Shoreham Harbour by providing suitable alternative accommodation to relocate existing harbour businesses.

What happened in the last period?

Council LEP application submitted and presented to Investment Committee and funding has been agreed.

Target Milestones

- Spring 2019** – LEP funding agreement signed
- Autumn 2019** - Planning Application submitted
- End Date:** April 2021

Aims & Objectives

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

Key Facts

Delivery Partners: Worthing Borough Council

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Digital Catapult - 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 |

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 Centre Brighton successfully launched the 5G Brighton testbed in October. Since then, we have been working with the first tranche of businesses through 1-2-1 meetings and a 5G accelerator programme to support development of their 5G use cases. The launch generated increased interest in 5G and we have been meeting with a number of firms to help them prepare for our forthcoming testbed open call.

The Immersive Lab has supported the following projects: an immersive installation for Vorarlberg museum in Austria created by Root Interactive, Izzy and Attic Sound; a 360-viewer developed by VRCraftworks for Royal Caribbean Cruises; a haunted VR experience developed by Mutiny Media and tested on Halloween at Stanmer House; 'Nomad', an augmented reality experience developed for the British Library by Mnemoscene; and a prototype immersive Schoenberg visualiser created by classical musician Gillian Spragg.

The centre also hosted workshops and visits from, amongst others, the Society of Local Government Executives, MET College, the Arts Council and Brighton Pavilion MP Caroline Lucas.

Target Milestones **End Date:** March 2020

Investment Programme Update January 2019

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 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 in 5 above.

Key Facts

Delivery Partners: Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express

Eastside South - Newhaven



Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m2 of new commercial floor-space will be created, 15,000m2 of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

Key Facts

Delivery Partners: Westcott Leach (landowner) in partnership with Lewes District Council & Coast to Capital LEP.

Funding (all years)

| | |
|------------------------------|---------------|
| Total LGF Funding | £1.60m |
| Total Public Funding | £0.00m |
| Total Private Funding | £6.21m |
| Total Other Funding | £0.00m |
| Total Funding | £7.81m |

Outputs

7,986m2 of new commercial floor-space, together with associated job creation.

What happened in the last period?

Work on Phase 2 commenced in April. Phase 2 is being built according to demand, with the first unit nearing completion.

Target Milestones

End Date: Early 2020

Heritage Centre Stage - Brighton



Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £3.00m |
| Total Public Funding | £14.24m |
| Total Private Funding | £5.70m |
| Total Other Funding | £0.00m |
| Total Funding | £22.95m |

Outputs

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

What happened in the last period?

Work on site has included continuing remedial works to Corn Exchange roof joists to address significant structural defects; continuing works to Studio Theatre roof; structural works to upper floors 29 New Road; Corn Exchange large window refurbishment and replacement; external cleaning and decoration; installation of chiller and heating pipework; installation of steelwork for public lift and back of house staircase; installation of partition walling in Studio kitchen ground floor; installation by helicopter of Dry Air Coolers on Dome roof

The Contract Administrator is considering additional claims for Extension of Time from the main contractor, which suggests that the expected completion date of works will be August 2019.

Target Milestones **End Date:** August 2019.

Aims & Objectives

- New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs
- Enhanced contribution to Brighton’s cultural tourism by a strengthened City Centre & Cultural Quarter offer
- Returning the Royal Pavilion Estate to a world class heritage destination & protecting the heritage
- Achieving the long term vision for both organisations
- Evidence-based improved Visitor/ Audience experience, and improved learning, access & participation).

Key Facts

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

New England House - Brighton



Funding (all years)

| | |
|------------------------------|---------------------------------|
| Total LGF Funding | n/a |
| Total Public Funding | £4.9 million (City Deal) |
| Total Private Funding | n/a |
| Total Other Funding | n/a |
| Total Funding | n/a |

Outputs

Upgrade building, including providing a net additional 7,090sqm of new employment floor-space.

What happened in the last period?

Council as freeholder is working towards a land deal on the adjacent Longley Industrial Estate, with aim of securing a private sector mixed use redevelopment on Longley. This would include a significant element of new employment floor-space (that would count towards City Deal output) and a premium towards securing the remainder of the City floor-space output on the New England House site, along with the building's refurbishment. The deal is dependent on Legal & General (L&G) receiving planning permission for its Longley proposal. L&G's planning application was submitted in August 2018 and is currently under consideration by the local planning authority. A planning decision is expected in 2019.

Concept designs, early pre-planning work and financial modelling are in progress for the refurbishment and expansion of New England House.

Target Milestones

End Date: 31/03/2022.

Aims & Objectives

Upgrade and expand New England House so that it becomes a credible and highly visible hub for greater Brighton's creative high-tech businesses.

Key Facts

Delivery Partners: Brighton & Hove City Council

New Monks Farm - Shoreham-By-Sea



Funding (all Years)

| | |
|------------------------------|---------------|
| Total LGF Funding | £5.70m |
| Total Public Funding | £5.7m |
| 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?

Planning permission granted for application submitted for development (600 dwellings, Ikea and new roundabout onto the A27). Subject to Secretary of State Call in.

Target Milestones

- Commence On Site:** Spring 2019
- Delivery of New Junction to the A27:** December 2021
- Completion of Development:** December 2025
- End Date:** December 2025.

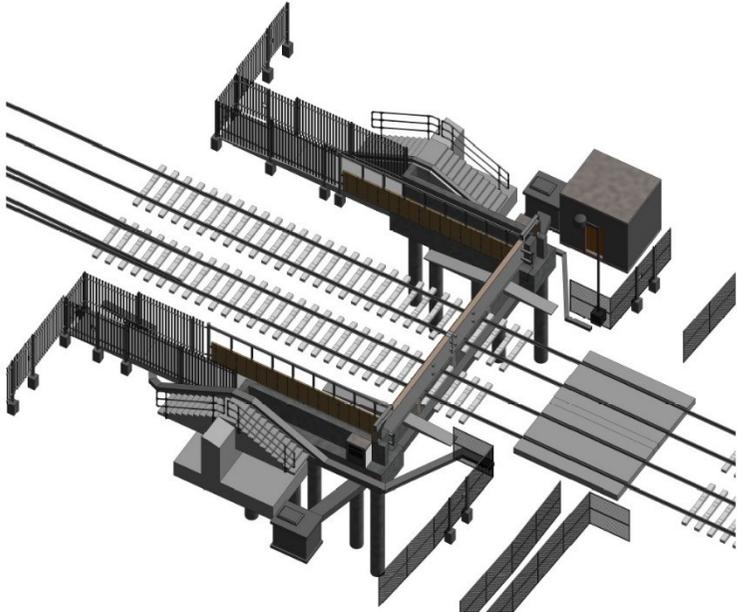
Aims & Objectives

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 and Adur District Council.

Newhaven Flood Alleviation Scheme



Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £3.00m |
| Total Public Funding | £14.50m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £17.50m |

Outputs

3km of flood defences on the east and west banks of the Ouse, comprising concrete walls, earth embankments, sheet steel piles, flood gates.

What happened in the last period?

October to December 2018 was a quiet and somewhat frustrating period in the development of the Newhaven FAS, during which remaining significant construction work was held up by delays with consents. Remaining tasks under the project principally comprise the A26 demountable defence ‘tie ins’ on either side of the trunk road, the completion of the flood defence in the Port Area and the detailed design and construction of the rail flood gate (illustrated above). Consents were received in December for the A26 work and for the work in the Port, and both of these critical elements of the flood defence will be complete in April 2019. With respect to the rail flood gate, difficult negotiations continue with Network Rail. Slow progress is being made and we are hopeful that construction of the first and only passenger rail flood gate in the country will complete in late 2019.

Target Milestones

End Date: November 2019.

Aims & Objectives

Build physical infrastructure to provide protection from tidal flooding up to a 1 in 200 year event for 431 homes, 390 businesses, rail and road infrastructure and in addition facilitate development under the auspices of the new Newhaven Enterprise Zone

Key Facts

Delivery Partners: Environment Agency, Lewes DC, Coast to Capita LEP, SE LEP.

Port Access Road - Newhaven



Aims & Objectives

Construction of a new road into Newhaven Port that will unlock significant new land to meet the economic needs of Newhaven through expansion of Port-related activities.

Comprising approx. 650m of new road, including a new 3 span bridge over the Newhaven to Seaford railway line and Mill Creek, and associated landscaping/environmental works.

Key Facts

Delivery Partners: East Sussex County Council.

Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £10.00m |
| Total Public Funding | £13.27m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £23.27m |

Outputs

Construction of the Newhaven Port Access Road from the Pargut roundabout to the Port roundabout, unlocking new employment land at East Quay within Newhaven Port.

What happened in the last period?

DfT sign-off for the business case was received on 20 August 2018. East Sussex County Council have finalised contractual arrangements with contractor (BAM Nuttall). Adverse weather conditions have delayed completion of ecological aspects (including translocation of newts). Groundworks are expected to commence in early 2019. Construction is expected to take 19 months to complete.

Target Milestones

End Date: Mid 2020.

Railway Quay - Newhaven



Funding (all years)

| | |
|------------------------------|---------------|
| Total LGF Funding | £1.5m |
| Total Public Funding | £0.01m |
| Total Private Funding | TBC |
| Total Other Funding | TBC |
| Total Funding | £1.51m |

Outputs

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

What happened in the last period?

Flood defence works on site now completed and negotiations underway with existing tenant re: relocation. Initial masterplan has been prepared and discussions undertaken with potential tenants. However delays have been created by impending closure of adjacent UTC@harbourside in August 2019. No further decisions will be made until the future of the UTC has been finalised – a decision from Government is expected in early 2019.

Target Milestones

End Date: TBC.

Aims & Objectives

The Newhaven Enterprise Zone (EZ) is a collaboration between Lewes District Council and Coast to Capital LEP that aims to shift the town towards a higher-value economy over the next 25 years. The EZ covers eight key strategic sites (79ha) in a mixture of public and private ownerships, offering a mix of greenfield sites and the opportunity to develop, refurbish and intensify economic activity across a number of brownfield sites formerly used by heavy industry. The focus of the EZ is on growing the emerging 'clean, green and marine' sectors in particular. Over the 25-year lifespan of the EZ, it is estimated that 55,000m² of new commercial floor-space will be created and 15,000m² of existing commercial floor-space will be refurbished. This will create / sustain up to 2,000 FTE jobs.

Key Facts

Delivery Partners: Lewes District Council.

Springman House - Lewes



Funding (all years)

| | |
|------------------------------|---------------|
| Total LGF Funding | £2.00m |
| Total Public Funding | £4.34m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £6.34m |

Outputs

By enabling the development of a new multi blue light facility on the site of Springman House, this project will unlock the £180m North Street Quarter scheme - a major, strategic mixed-use development in Lewes. Relocating the Community Fire Station from its existing premises on North Street, Lewes will: enable the delivery of 416 new homes and 13,000m² of commercial floor-space, through the £180 million North Street Quarter (NSQ) regeneration scheme, and enable Lewes' "blue light" services to be co-located.

What happened in the last period?

The Council completed the purchase of Springman House from the vendors in March 2017. In June 2017 the Council's Cabinet authorised the design and construction of the new blue light facility. In January 2018, architects were appointed to commence work on master-planning and design options. The architects have undertaken detailed consultation with the blue light end users in order to establish their operational requirements. Work on the site masterplan and building layout options is currently underway and planning consultants have now been instructed to commence preparation of a planning application for the site.

Target Milestones

End Date: Anticipated 2021, subject to Planning.

Aims & Objectives

The project involves the formation of new fire and ambulance station facilities with close adjacencies and shared facilities with the existing police station.

The proposed site is tight in terms of space and will contain a fully operational police station throughout the construction duration. The site will likely also house a commercial development to aid viability.

Key Facts

Delivery Partners: Lewes District Council are the lead delivery body in partnership with East Sussex Fire & Rescue Service, Sussex Police and the South East Coast Ambulance Service.

Sussex Bio Innovation Centre - Falmer



Proposed scheme

Aims & Objectives

The Sussex Bio-Innovation Centre will provide a much-needed new facility for entrepreneurs and businesses in the Coast to Capital region’s developing Life Sciences sector providing an enabling infrastructure to test new ideas, share expertise and develop new commercial products within a first class university setting. The Centre will be a key element of Life Sciences development at the university, providing a research and development interface between academia and business to foster the next generation of pharma and biotech companies.

Key Facts

Delivery Partners: University of Sussex.

Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £5.52m |
| Total Public Funding | £0.00m |
| Total Private Funding | £81.99m |
| Total Other Funding | £0.00m |
| Total Funding | £87.51m |

Output

Local Growth Funding will deliver; 2,202sqm of dedicated specialist accommodation Support for 20 new life sciences business teams at a time, Over 60 specialist bio-science graduate-level jobs plus additional senior business staff, A further 20 specialist bio-science technician, business support and management positions.

What happened in the last period?

The University took a decision to stop the current New Life Sciences build project, and not pursue the design which provided accommodation and facilities for all practical teaching and research activities undertaken by the School of Life Sciences along with a Bio Innovation Centre. The revised project will look to design and build a research only facility for the School of Life Sciences but also incorporating a Bio innovation Centre. The University is currently engaging with the design team and preferred contractor to determine how we could take forward the revised project. We have also engaged with external procurement legal advisors in order to ensure we do not transgress any procurement rules/regulations linked to the OJEU process, and avoid potential challenges should we proceed with the preferred contractor.

Target Milestones

End Date: 2020/21.

Teville Gate - Worthing



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 freeholder, Mosaic Global Investments (Mosaic) to submit a viable planning application in order to deliver the scheme.

Key Facts

Delivery Partners: Worthing Borough Council and Mosaic Global Investments.

Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £2.09m |
| Total Public Funding | £0.01m |
| Total Private Funding | £78.90m |
| Total Other Funding | £0.00m |
| Total Funding | £81.00m |

Outputs

Following the demolition of all buildings this 1.4 ha site has the potential to deliver (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).

What happened in the last period?

Mosaic Capital is expected to submit a planning application for their redevelopment shortly.

Target Milestones

Winter 2018/19: Planning application to be submitted

Spring 2019: Temporary surface car park completed

End Date: Mar 2021.

Union Place - Worthing



Funding

| | |
|------------------------------|---------------|
| Total LGF Funding | £3.60m |
| Total Public Funding | £5m |
| Total Private Funding | £40m |
| Total Other Funding | TBC |
| Total Funding | £45m |

Outputs

A business case has been approved by the LEP which identifies the potential to deliver: (a) 179 new homes (b) 26,800 sqm of commercial floors-pace (c) 2,011sqm of leisure floor-space (cinema) (d) Hotel - 66 rooms (e) 164 gross jobs (net jobs 89) (f) Modern parking infrastructure (up to 220 residential spaces) (g) New public realm (approx. 900 sqm).

A joint development strategy with LCR was agreed at JSC on 6th November 2018 which sets out a preferred mixed use delivery route.

What happened in the last period?

The site has been acquired by Worthing Borough Council using the Worthing Central LGF grant allocation.

Land Pooling Agreement in place September 2018.

Development strategy approved at JSC 6th November 2018.

Sale and leaseback of site C has taken place

Target Milestones

End Date: Mar 2021.

Development Strategy: October 2018 JSC Committee

Further timescales will dep end on the Development Strategy

End Date: Mar 2021

66

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 building out ourselves (direct delivery) or gaining planning consent and selling to a developer.

Key Facts

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

Valley Gardens - Brighton



Proposed scheme

Aims & Objectives

Simplification of traffic network, provision of 'public transport corridor' to the west with general traffic on the western corridor. Enhanced public realm, gardens and materials throughout. The scheme aims to contribute to improved air quality, safety, connectivity, improve efficiency and upgrade signals at junctions. Reduce street clutter and provide enhanced greenspace for public enjoyment.

Key Facts

Delivery Partners: C2C Local Enterprise Partnership

Funding (all years)

| | |
|------------------------------|----------------|
| Total LGF Funding | £8.00m |
| Total Public Funding | £1.71m |
| Total Private Funding | £0.41m |
| Total Other Funding | £0.00m |
| Total Funding | £10.13m |

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 - 63,866 sqm.

What happened in the last period?

The construction of the Valley Gardens Scheme is now well underway with highway improvements continuing on Phases 1A – 1E, Richmond Place Footway, Richmond Parade Junction and Grand Parade Footway currently being worked on.

The permanent site compound is now in place and will remain for the duration of the scheme to the south of St Peter's Church. Traffic Management arrangements are in place and reports at stakeholders meetings indicate they are working well to limit disruption.

Target Milestones

End Date: 2020/2021.

Waterfront - Brighton



Aims & Objectives

Firstly, to deliver a brand new 10,000 seater dual purpose conference and events venue at the vacant Black Rock site on Brighton seafront as part of a two site solution, labelled the "Brighton Waterfront" regeneration project. Secondly, the regeneration of a key strategic central city site to provide a new regional shopping destination for the city, in line with the approved City plan, utilising the newly vacated Brighton Conference centre site on Brighton's seafront. To ensure that the above timescale is met, the council will be proceeding with a package of works to de-risk and prepare the Black Rock site for the new venue which will utilise LEP funds as part of an "Early Works Package", the remainder of funding being allocated towards the construction of the new venue starting in 2021.

Key Facts

Delivery Partners: Brighton and Hove City Council will be leading the Enabling package of works. The remainder of the project will be led in partnership with Standard Life Aberdeen, who are funding the design and development stage.

Funding (all years)

| | |
|------------------------------|-----------------|
| Total LGF Funding | £12.11m |
| Total Public Funding | £120.60m |
| Total Private Funding | £0.00m |
| Total Other Funding | £0.00m |
| Total Funding | £132.71m |

Outputs

Jobs directly connected to intervention - 1,832, Commercial floor space constructed - 27,800, Safeguarded jobs - 518, Commercial floor space refurbished - 53,383sqm. All outputs remain estimates as the project design and development stage has not completed at the time of the C2C LEP submission.

What happened in the last period?

On 6 December Brighton & Hove City Council Policy Resources and Growth Committee agreed to sign up to the Conditional Land Agreement. This formalised a timescale for the project which takes the start on site to an estimated 2024-2026. A funding agreement has already been signed with the Coast to Capital LEP, unlocking the £12.1m of LGF funding to enable the project to proceed.

Target Milestones

End Date: 18/12/23.

Western Harbour Arm – Shoreham-By-Sea



Funding (all years)

| | |
|-----------------------------|-----------------------|
| Total LGF Funding: | £3.50m |
| Environment Agency Funding: | £1.14m (up to) |
| Total Funding: | £4.64m (up to) |

Outputs

The project is for the construction of a flood wall to the rear of the existing line of defence; protecting the A259 and communities behind but allowing some riverside inundation during flood events on the Sussex Yacht Club site. The proposed location of the setback flood wall would largely be along the rear (northern) side of the site adjacent to the A259. Based on the Environment Agency’s Design Guidance a reinforced concrete core and foundation wall is considered to be the most technically viable solution.

What happened in the last period?

Negotiations continue with the Yacht Club to complete the land deal following agreement on Heads of Terms. A planning application has been submitted for the replacement Yacht Club facility which is being considered by Adur District Planning authority, and a separate planning application for the proposed flood defences along the A259 has been submitted.

Adur District Council has commissioned Mott MacDonald to prepare detailed business case to justify the additional funding from the Environment Agency to support the flood defence wall to be delivered.

Target Milestones

End Date: Mar 2021.

September 2020 Completion of ADC’s flood prevention works

Proposed scheme

Aims & Objectives

A sum of £3.5 million was identified for flood defences to unlock developments on Shoreham’s Western Harbour Arm. This project will deliver a flood risk management scheme at Sussex Yacht Club on the Western Harbour Arm. The site is adjacent to the historic harbour town of Shoreham-by- Sea, West Sussex, and thus this scheme will safeguard existing town centre businesses as well as provide an unrestricted flow of traffic on the A259.

Key Facts

Delivery Partners: Adur District Council, Environment Agency and Sussex Yacht Club, Shoreham Harbour Partnership.

