



Greater Brighton Economic Board

Investment Programme Update Report

28th January 2020

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Highlight Summary

| PROJECT | DELIVERY PARTNERS | REPORT HIGHLIGHT |
|--|--|--|
| Digital Catapult Brighton | Wired Sussex & University of Brighton, University of Sussex, BHCC, American Express | The third cohort of businesses for the 5G Brighton Technology Accelerator Programme has been selected. It includes firms developing drone management systems for undertaking complex maintenance tasks in challenging environments, real-time mobile translation and subtitling technology, and live VR access to international tourist destinations. The founders' room and bar at the Dome has now been fitted with 5G connectivity. The first set of cultural and creative use-cases that will develop ideas using it and the FuseBox are currently under consideration |
| New England House | Brighton & Hove City Council | <p>Brighton & Hove City Council's land deal with Maplebright and Legal & General (L&G) on the adjacent Longley Industrial Estate was completed at the end of November 2019.</p> <p>On 5 December 2019 the council's Policy, Resources & Growth Committee (PR&G) agreed for design work and financial modelling to be undertaken. These areas of work will be progressed in consultation with key stakeholders, with a further check-in with PR&G later in 2020, prior to the next stages of work being undertaken (including a planning application and project implementation).</p> |
| Newhaven Flood Alleviation Scheme | Environment Agency, Lewes DC, Coast to Capital LEP, South East LEP. | The demountable flood barrier over the A26 has now been successfully completed. Substantial progress on the rail flood barrier together with Network Rail has been made, with 90% of all works now completed. Works on this aspect of the scheme are anticipated to commence in June 2020, subject to final legal agreements. |
| Teville Gate (Worthing Central Phase1) | Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England | <p>Construction commenced on new office building for Teville Gate House and topping-out took place in December 2019.</p> <p>Mosaic Capital has submitted their application. Expected for decision at March planning committee.</p> |

Adur Civic Centre - Shoreham



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 1 completed end of April 2019

Phase 2 Council agreed a preferred developer for the site and are working on plans and contracts.

Target Milestones

Phase 2: Appointment of Delivery Partner

Planning Application: Spring 2020

Planning Determined: Autumn 2020

Start on site: Spring 2021

Completion: by April 2024

Aims & Objectives

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

For Phase 2 the Council have identified Hyde Housing as the preferred bidder for the site (Hyde Housing) and are working to finalise contracts. A planning application is anticipated in Spring 2020 for 171 homes and ground floor commercial space.

Key Facts

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

Burgess Hill Strategic Growth Programme



Artist's impression

Aims & Objectives

The programme will deliver transformative change to the town, secure major growth and significant improvements in housing, jobs, infrastructure, and social and community facilities. To support the programme the following grant funding has been secured:

- **£17 million** from the Local Growth Fund (LGF) to support A2300 corridor improvements comprising an upgrade to 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,
- **£165k** from One Public Estate for design and feasibility studies to redevelop 'The Brow' and land adjacent to Burgess Hill Station.

Key Facts

Delivery Partners: Mid Sussex District Council, Homes England, West Sussex County Council, Burgess Hill Town Council, Coast to Capital, Department of Transport, and developers.

Funding (all years)

| | |
|------------------------------|------------------|
| Total LGF Funding | £31.9m |
| OPE Funding | £165k |
| Total Public Funding | £61.6m |
| Total Private Funding | £993.3m |
| Total Funding | £1,054.9m |

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

Outputs

5,000 new homes, a Science and Technology Park (up to 100,000m² employment space), two business parks, 15,000 new jobs (including construction jobs), a major town centre regeneration (offering retail space, commercial leisure space including a cinema and a bowling alley, a hotel as well as new homes), improvements to the A2300 corridor, a package of sustainable transport schemes to achieve a 15 per cent modal shift, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

What happened in the last period?

Northern Arc: The outline planning application for the Northern Arc was permitted on 3 October 2019, and the Section 106 agreement was issued on 4 October. A suite of reserved matters planning applications will now be submitted for determination. Two reserved matters applications are being considered: one for Freeks Farm, and the second for the eastern bridge and link road. The former is expected to be determined by 17 December and the latter will be agreed by January 2020.

Place and Connectivity: Coast to Capital carried out an audit and site visit in October, and have since provided a very positive overall green RAG status for the programme. Contractors have been procured and the detailed design is underway with construction of phase 1 (LGF funded) scheduled to complete in March 2021.

A2300 corridor improvements: The project remains on schedule, with site clearance work to the north of the existing carriageways now complete. A full business case was submitted to the Department for Transport (DfT) in October 2019. The Secretary of State's decision on the case, originally anticipated for December, was delayed by the

General Election. On-going dialogue is underway between West Sussex County Council (WSCC) and the Department to ensure that the decision can be secured as early as possible in the New Year. Construction of the improvements remains scheduled to complete in March 2021.

Employment space, The Hub: Significant progress has been made in the construction of the second phase of development, with the external shell for the 5,000m² warehouse for Roche Diagnostics almost complete. The site will be operational by summer 2020. At its meeting on 19 September 2019 District Planning Committee permitted outline consent for the remaining phases (3-6) subject to a satisfactory Section 106 agreement.

Digital Infrastructure: Balfour Beatty were engaged in May to deliver the 'dig once' programme for the Northern Arc, with a feasibility study now completed. Officers are currently working with DCMS to resolve a small number of conditions that were raised as part of the 'Checkpoint C' review in October. This process concluded before Christmas. Thereafter the project will progress to the detailed design and build stage in January 2020.

One public estate (OPE) 7: OPE 7 funding awards were announced earlier this year to support feasibility studies for: (1) redevelopment of an extended Brow site in Burgess Hill to provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC), (2) redevelopment of the land adjacent to Burgess Hill station to deliver up to 150 new homes, 500 jobs, and retail opportunities (led by MSDC). At the Brow Consultants Faithful and Gould have been appointed, and work to produce the viability study and master plan is underway. For Burgess Hill station consultants CBRE have now been appointed. A review of the emergent proposals took place in December, and will be presented to Network Rail in January.

Goddards Green Waste Water Treatment Works: Coast to Capital carried out an audit and site visit during October 2019, and have since provided a positive report. Over £2.5m of project work has already been delivered, with a further £1.5m to be delivered by the end of the financial year. The project remains on schedule for practical completion by August 2021 with odour reduction benefits realised by December 2020.

Target Milestones – Various (project-specific).

Central Research Laboratory (Plus X) - Brighton



Proposed scheme

Aims & Objectives

The 'Plus X' seven storey innovation hub (formerly the Central Research Laboratory) 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 | £10m |
| Total Funding | £17.7m |

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?

There has been continued good progress, with the 'Plus X' building now in the late construction phase. Mechanical & Electrical works continue and installation of the coloured exterior cladding panels is almost complete. Practical completion of the Plus X building is scheduled for the end of January 2020, at which point U+I's operational management team will take over and the building will open for business shortly thereafter. Recent months have seen issue of Plus X newsletters that promote the facilities, offer tours, and stimulate further interest in advance of the building opening in the New Year. In relation to other elements of the wider development, construction continues broadly in line with programme. Discussions to incorporate a medical centre within the development are progressing well. Construction of the student blocks on the barracks site is at an advanced stage and is due for completion by summer 2020. Work on the residential blocks has begun, with completion expected in summer 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 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 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 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?

Construction continues to progress, although work on all elements of the development have slipped against the timetable. The residential blocks will be completed in the New Year between January and the end of March. The Dance Space is scheduled for handover to South East Dance for fit-out at the end of March and the office block is scheduled for completion at the end of June.

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 | £15m |
| Total Funding | £25m |

Outputs

- To deliver up to 15,000sqm of new employment floorspace in small/medium sized units to support local SMEs to grow. To provide much needed new/modern/flexible floorspace within the coast to capital sub-region to support the growing needs of the supply chain for Gatwick Airport.
- To deliver environmental improvements through remediation of the 7ha ex-landfill site
- To improve accessibility through highways improvements to the local road network

What happened in the last period?

- JLL - Industrial Development Advisors
- WSP - Remediation specialist, transport assessment, environmental (ecology, hydrology, geotechnical specialist) planning (remediation)
- Winkworth Sherwood - legal advisors

Target Milestones

Winter 2019/20 - Site & Ground Investigations; Statutory Liaison (EA, Natural England, LPA); Development of detailed Remediation Strategy

Spring 2020 - Market engagement

Summer 2020 - Commence on-site remediation works

Aims & Objectives

An ambitious plan to upgrade an environmentally challenging but sizable plot of allocated employment land that has stood unused for four 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, Private Sector, Coast to Capital LEP

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?

The third cohort of businesses for the 5G Brighton Technology Accelerator Programme has been selected. It includes firms developing drone management systems for undertaking complex maintenance tasks in challenging environments, real-time mobile translation and subtitling technology, and live VR access to international tourist destinations. The founders’ room and bar at the Dome has now been fitted with 5G connectivity. The first set of cultural and creative use-cases that will develop ideas using it and the FuseBox are currently under consideration.

Support for immersive and quantum businesses continues with, amongst other activity, a joint project that enables quantum scientists to ‘visit’ and engage with sub-atomic scenarios in virtual reality.

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

Eastside South - Newhaven



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 1 was completed in 2018, with two new occupiers operational by April 2019.

Work on Phase 2 commenced in April and demand has been strong for the new units. A total of 13 of the 18 available units are either now occupied, have had contracts exchanged or are undertaking due diligence ahead of occupation in early 2020

Target Milestones

End Date: Early 2020.

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.

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 - 157m² new floor space constructed/refurbished, Commercial - 2,652m²

Carbon reduction of 39.961 tonnes of CO₂.

What happened in the last period?

Following the main contractor ceasing all works and entering into a Company Voluntary Arrangement (CVA), in July 2019, the council's is appointing its preferred contractor to carry out emergency and remedial works to protect and weatherproof the buildings. Mobilisation has started and preparatory works are underway. A further procurement process is expected to be carried out to appoint a principal contractor to complete the main works. Project completion is now anticipated in March 2021

Target Milestones

End Date: February/March 2021

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 7,090m² of new employment floor-space.

What happened in the last period?

Brighton & Hove City Council’s land deal with Maplebright and Legal & General (L&G) on the adjacent Longley Industrial Estate was completed at the end of November 2019. This has secured a premium – paid by L&G to the council – which will be ‘ring-fenced’ towards the NEH project. As previously reported, the private sector mixed-use redevelopment on Longley will include a significant element of new employment floor-space (that will contribute towards the City Deal output). The remainder of the City Deal floor-space target will be delivered on the NEH site, along with the building’s refurbishment.

On 5 December 2019 the council’s Policy, Resources & Growth Committee (PR&G) agreed for design work and financial modelling to be undertaken. These areas of work will be progressed in consultation with key stakeholders, with a further check-in with PR&G later in 2020, prior to the next stages of work being undertaken (including a planning application and project implementation).

Target Milestones

End Date: 31/09/2023.

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

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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?

Secretary of State resolved not to call in the planning application in May 2019. ADC, WSCC, and developers looking to finalise the S106 agreement and other land acquisition issues by end of October 2019. Work to address onsite contamination commenced in September 2019. Ecological preliminary works underway. Planning conditions being worked through in advance of planning permission.

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).

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 River Ouse comprising concrete walls, earth embankments, sheet steel piles, flood gates.

What happened in the last period?

The period January to June 2019 saw completion of all fixed flood defences under Newhaven FAS. The final element of the fixed defences, completed in mid-April, was a revised flood wall alignment in the Newhaven Port area of the scheme. This alignment was revised in part to (successfully) address significant expected cost overruns had the original alignment been followed and also responded to uncertainty about future land use in Newhaven Port. The revised alignment also provided the opportunity to trial the use of low-carbon ('Cemfree') cement with 88% less embodied carbon than traditional cement.

The demountable flood barrier over the A26 has now been successfully completed. Substantial progress on the rail flood barrier together with Network Rail has been made, with 90% of all works now completed. Works on this aspect of the scheme are anticipated to commence in June 2020, subject to final legal agreements.

Target Milestones

End Date: December 2020

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 regeneration and development under the auspices of the Newhaven Enterprise Zone.

Key Facts

Delivery Partners: Environment Agency, Lewes DC, Coast to Capital LEP, South East LEP.

Port Access Road - Newhaven



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?

Construction commenced early January 2019, with works now well underway. BAM Nuttall has been appointed as contractor. Construction is expected to take 19 months to complete. A Local Liaison Committee has been established to help address community concerns and meets regularly. The focus for works has now progressed past the abutment walls to the piling required for the bridge foundations. Some beams have now been delivered, with the remainder due for delivery in February 2020.

Target Milestones

End Date: Mid 2020.

Aims & Objectives

Construction of a new road into Newhaven Port.

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.

Railway Quay - Newhaven



Funding (all years)

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

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. No further decisions will be made until the future of the UTC has been finalised – Government has established East Sussex College Group as the Preferred Bidder and negotiations are ongoing. The UTC will re-open although date is yet to be specified. Despite this, Lewes DC is considering how the bid to the Future High Streets Fund will align with the future use(s) for the Railway Quay site.

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 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?

Architects have undertaken detailed consultation with the blue light end users and have continued to work to develop a viable scheme that meets their operational requirements. The components and overall design for an operationally viable facility has now been agreed with ESFRS.

Target Milestones

End Date: Anticipated 2022, subject to Planning.

Aims & Objectives

The project involves the formation of new fire and ambulance station facilities. The project will 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.

Teville Gate - Worthing



Teville Gate House Construction 12/12/2019

Aims & Objectives

Teville Gate (TG) forms part of the Worthing Central Programme (Phase 1) to transform key brownfield sites in Worthing town centre. This project will facilitate the redevelopment of the site by undertaking site preparation works, consisting of the demolition of all buildings within the redline and provision of a temporary surface car park. Thereafter the Council will continue to support the freeholders, Mosaic Global Investments (Mosaic) and Hanson Development to develop out the scheme for office, residential and commercial.

Key Facts

Delivery Partners: Worthing Borough Council, Mosaic Global Investments, Coast to Capital LEP, Hanson Developments & HMRC, Homes England

Funding (all years)

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

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?

- Surface car park construction practical completion on 05/06/19.
- Construction commenced on new office building for Teville Gate House and topping-out took place in December 2019.
- Mosaic Capital has submitted their application. Expected for decision at March planning committee.
- Work with Homes England to secure circa £6-£8m of funding for affordable homes.

Target Milestones

Planning Application by Mosaic Determined: March 2020

Main Site Commencement: Spring/Summer 2020

HMRC Office Building Completed: December 2020

Union Place - Worthing



Funding

| | |
|------------------------------|---------------|
| Total LGF Funding | £3.60m |
| Total Public Funding | £5m |
| Total Private Funding | £31.4m |
| Total Other Funding | TBC |
| Estimated GDV | £40m |

What happened in the last period?

The full professional team have been appointed and working on the detailed issues of the site.

A Planning pre-application advice meeting has taken place identifying issues of height and street scene. Further design preparation has been undertaken and a Transport PPA meeting took place on 29 September 2019 with the next PPA with WBC taking place on 20 September 2020.

Environmental Statement Screening Opinion has been received which indicates no ES is required.

Negotiation has taken place with NCP over the car park lease agreement and they are stated they are content to continue their current operation with Union Place. The scheme will now be approached in 2 phases. Phase 1 commencing on the former Police Station site and High Street car park end.

Target Milestones

- Planning application submitted** – January 2020
- Planning Consent** – Spring 2020
- Build Out Strategy** – to be agreed following planning consent, likely a mixture of direct delivery and market sale of the planning consent.

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 (WBC), London & Continental Railways, Coast to Capital LEP.

Outputs

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

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 - 63,866m².

What happened in the last period?

Work is ongoing on various parts of the project with the western corridor footway widening almost complete between York Place and Gloucester Place. This includes the implementation of drainage systems, loading bays, parking spaces and street/road lighting.

Works have also largely progressed within the gardens with Victoria Gardens North and South both having their internal footways installed. Our landscaping contractors, ESL have also begun works in preparation for the planting of the trees that have been purposely selected. They have also been working with our landscape architects to set out and start planting the new bulbs and perennials in the southern garden.

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 - 27,800m², Safeguarded jobs - 518, Commercial floor space refurbished - 53,383m². 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?

Pre-app process commenced for the Black Rock site - planning application targeted for end of October in order to keep to programme (for expenditure of LEP funds by March 2021).

Target Milestones

- Pre – application submission – August 2019 COMPLETED
- Planning application submission – October 2019
- Early contractor involvement – on hold
- Planning consent - January 2020
- Commence start on site – March 2020
- Completion – March 2021

Western Harbour Arm – Shoreham-By-Sea



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 (ADC), Environment Agency and Sussex Yacht Club, Shoreham Harbour Partnership.

Funding (all years)

| | |
|-----------------------|---------------|
| Total LGF Funding: | £3.50m |
| Total Public Funding: | £1.14m |
| Total Private Funding | £0.00m |
| Total Other Funding: | £0.00m |
| Total Funding: | £4.64m |

Outputs

The project is for the construction of a flood wall and cycle path 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?

ADC has now purchased the required 3.5m strip of land off the Sussex Yacht Club to complete the land deal following agreement on Heads of Terms. A planning application has been approved by Adur District Planning authority for the replacement of the Yacht Club facility. Work has now commenced on the foundations of the new yacht club. A separate planning application has been approved for the flood defences and cycle path along the A259.

ADC has secured funding from the Environment Agency through Grant in Aid to support the flood defence wall to be delivered. A project team are preparing plans to deliver the flood defence scheme on completion of the new Yacht Club.

Target Milestones

Completion of new Yacht Club facility: May 2020

Start on site for Flood Defence Works: June 2020, **End Date:** March 2021.

