



Greater Brighton Economic Board

**Investment Programme Update
Report**

20 October 2020

Contents



Item		
1	Highlight Summary	Page 3
2	Adur Civic Centre – Shoreham	Page 4
3	Burgess Hill Strategic Growth Programme	Page 5
4	Circus Street- Brighton	Page 7
5	Decoy Farm - Worthing	Page 8
6	Digital Catapult- Brighton	Page 9
7	Eastside South - Newhaven	Page 10
8	Heritage Centre Stage - Brighton	Page 11
9	New England House - Brighton	Page 12
10	New Monks Farm – Shoreham By Sea	Page 13
11	Flood Alleviation Scheme - Newhaven	Page 14
12	Plus X - Brighton	Page 15
13	Port Access Road - Newhaven	Page 16
14	Railway Quay - Newhaven	Page 17
15	Springman House - Lewes	Page 18
16	Teville Gate - Worthing	Page 19
17	Union Place - Worthing	Page 20
18	Valley Gardens - Brighton	Page 21
19	Waterfront Brighton	Page 22
20	Western Harbour Arm – Shoreham-By-Sea	Page 23

Highlight Summary

PROJECT	DELIVERY PARTNERS	REPORT HIGHLIGHT
Burgess Hill Strategic Growth Programme	Mid Sussex District Council, Homes England, West Sussex CC, Burgess Hill Town Council, Coast to Capital, Department of Transport, and developers.	<p>Northern Arc: Work is continuing on site with housebuilder Countryside Properties. Work on Western Link Road to continue throughout the autumn. The project will deliver a new roundabout connecting to the A2300 and will give future access to the Northern Arc employment space.</p> <p>A2300 corridor improvements: Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by March 2021.</p>
Plus X	Brighton & Hove City Council	<p>Having opened in June 2020, the first building to be completed on site, Plus X continues to promote its facilities and increase its membership. Despite challenging conditions due to Covid-19, which resulted in a slower start than anticipated, the building currently has around 100 memberships on flexible plans. The management team is also negotiating with established businesses with a view to taking significant floorspace on levels 5 and 6. Since opening, Plus X has also successfully launched its scale up innovation programme, BRITE, which is due to commence on 1st October. Other elements of the wider development have made considerable progress. The student blocks on the barracks site are nearing completion and construction of the residential blocks are underway. The University of Brighton's adjacent development is also advancing well with all 5 student blocks on the Mithras House site clearly visible.</p>
Railway Quay	Lewes District Council	<p>Railway Quay is progressing, with £500k secured from Towns Fund Accelerated Project Funding to deliver new visitor, community and sustainability facilities, including a café and active travel hub. A planning application will be submitted in October, with start on site in January 2021.</p>
Valley Gardens	Brighton & Hove City Council, 2C Local Enterprise Partnership	<p>The Valley Gardens main contract has achieved completion. We are currently in final account negotiations with the Main Contractor including COVID-19 related claims.</p> <p>The scheme is now operational, and the main construction Contract has come to an end. Defects and snagging works will continue for the next few months and maintenance for the gardens will continue for the next three years.</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 in April 2019

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 Covid1-9 and will delay exchange and submission of the planning application.

Target Milestones (Phase 2)

Planning Application: March 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 a dual carriageway, junction improvements, and the provision of a footway and cycleway linking to the National Cycle Network.
- **£10.9 million** LGF funding for a Place and Connectivity package of sustainable transport schemes including improvements to Burgess Hill and Wivelsfield railway stations, public realm improvements, and an inter-urban cycle route between Haywards Heath and Burgess Hill.
- **£4 million** LGF and a further **£6.5 million** Housing Infrastructure Fund (HIF) to improve the Goddard's Green Waste Water Treatment works, unlocking land to develop a further 256 homes.
- Up to **£2.2 million** from the Government's Local Full Fibre Network fund and **£2 million** LGF and **£1.6 million** retained business rates to support the implementation of new digital infrastructure for Burgess Hill which in turn will stimulate the market for internet service providers.
- **£165k** from One Public Estate for design and feasibility studies to redevelop 'The Brow' and land adjacent to Burgess Hill Station.
- **£1 million** Access for All funding to improve accessibility at Wivelsfield Station.

Key Facts

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

Funding (all years)

LGF Funding	£33.9m
Homes England funding	£370.5m
DCMS & other digital funding	£3.8m
OPE Funding	£165k
Access for All	£1.0m
WSCC Funding	£3.34m
MSDC Funding	£3.69m
Total Public Funding	£416.39m
Total Private Investment	£643.3m
Total Funding	£1,059.7m

Following their acquisition of the Northern Arc land parcels, the Council has 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 public realm and sustainable transport schemes, new schools, increased GP capacity, improved leisure facilities, full-fibre digital infrastructure.

What happened in the last period?

Northern Arc: Work is continuing on site with housebuilder Countryside Properties. Work on Western Link Road to continue throughout the autumn. The project will deliver a new roundabout connecting to the A2300 and will give future access to the Northern Arc employment space. Completion of the roundabout is expected by the end of December 2020, with the whole link road scheduled for completion by the end of 2021.

Place and Connectivity: A public-facing engagement (which was successfully conducted through digital channels, mail drops, and public advertising) concluded July 2020, with around 350 responses received. Work has begun on delivery of the first of the phase 1 schemes including public art and other public realm improvements to the underpass at Wivelsfield Railway station. Detailed design work continues for highway improvements at Burgess Hill and Wivelsfield Stations, public realm improvements for Church Walk / Church Road, and access & connectivity improvements for Victoria Business Park.

Target Milestones — Various (project-specific).

A2300 corridor improvements: Construction began in spring 2020 and is ongoing. The project remains on schedule for completion by March 2021.

Employment space, The Hub: The second phase of development (a 5,000m² warehouse for Roche Diagnostics) was completed in early February. Outline planning permission for the remaining 40,000m² has been approved, and issued.

Digital Infrastructure: Works to implement the Digital Infrastructure across and around Burgess Hill, including a southern link to Brighton and a northern link via Horsham to Crawley, are well progressed despite Covid-19 challenges. A number of Dig-Once opportunities have been identified which will further reduce the impact of the works on the travelling public and highway network. Works are planned to commence on site in September, under a phased approach with up to four work-fronts at any one time. Additional funding has also been sought from the LEP for the Brighton Link, to deliver a more resilient network connection between Crawley and Brighton, which will be owned by the Authority, rather than relying on leasing 3rd party commercial infrastructure.

One public estate (OPE) 7: The Brow - redevelopment of an extended Brow site in Burgess Hill will provide enhanced accommodation for the emergency and primary care services and to create space for 440 new homes (led by WSCC). Consultants Faithful and Gould completed viability study at the beginning of June which is currently being reviewed ahead of engagement and discussion with other stakeholders. As the scheme is at the design stage Covid-19 has not had an impact.

Land adjacent to Burgess Hill station - The conceptual scheme covers a 2.3 hectare site and will provide 240 apartments, a 350 space multi-storey car park, 500m² of employment space and significant remodelling of the train station infrastructure. Consultants CBRE delivered a second-draft feasibility report in June. The next steps will be to agree an engagement strategy with the other key stakeholders, Network Rail and The Arch Company (the principal land-owner at the site). As the scheme is at the design stage Covid-19 has not had an impact at this time.

Goddards Green Waste Water Treatment Works: Phase 1 of the project has been completed delivering most of the odour reduction benefits. All the £4m LGF-funding has been spent, and the project is now continuing at pace funded through the £6.54m HIF grant. Covid-19 has caused a slight delay to the project, resulting from staff in Southern Water's supply chain being furloughed and from the overseas suppliers of some components temporarily closing their factories. Whilst an overall delay of three months is anticipated, the project has robust mitigation measures in place which will ensure that all the odour reduction benefits are realised by December 2020.

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?

Work has been focussed on the residential blocks – which are nearing completion at the time of writing. There has been little progress on The Dance Space over the last period, partly due to delays in signoff of detailed design elements, but largely due to labour shortages. Despite these issues, however, work is progressing to some extent or other on all elements of the build, including the office block, offsite public realm works.

Target Milestones

End Date: Early 2021.

Decoy Farm - Worthing



72

Aims & Objectives

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

Key Facts

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

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 remediate the 7ha ex-landfill site. To improve accessibility through highways improvements to the local road network

What happened in the last period?

Preparatory works for remediation:

- Environmental Screening opinion letter drafted for submission to LPA
- Site specific Flood Risk Assessment commenced
- Ground Investigation contractor appointed and on site (27/02/2020)
- First phase archaeological inspection completed
- Investigation of compensatory land/habitat commenced

Preparatory works for disposal:

- Disposal Options Report completed
- Title report commissioned

Target Milestones

- **Winter 2019/20** - Site & Ground Investigations; Statutory Liaison (EA, Natural England, LPA); Development of detailed Remediation Strategy
- **9th March 2020** – Present to LEP Investment Committee
- **31st March 2020** – Report to JSC (authority to enter into contract)
- **Spring 2020** - Market engagement & procure remediation contractor
- **Summer 2020** - Commence on site remediation works

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?

In late August, the 5G Testbed at the FuseBox was partially re-opened to enable businesses on the Accelerator Programme to complete their product development to proof-of-concept stage. 4 of the 6 companies on the programme were able to do this, with two dropping out due to Covid-19. Promo videos on each company were produced. A short summary is available [here](#). The 4th cohort of 8 Creative Industry businesses has started on their programme, the sessions for which are currently being run online. The 5G Brighton Testbed (together with national partners including Warner Music and O2) were successful in their funding proposal to DCMS for a project (“5G Festival”) focussed on the Music Industry. Funding for the Research & Innovation Ring & Testbed was successfully made to C2C & MHCLG by a consortium of regional partners including BHCC & MSDC and, together with the 5G Festival activity, will provide ongoing additional innovation support and investment for our regional creative technology sector. Support for immersive businesses has now been restarted, but currently at a much more limited scale than pre-Covid.

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.

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 2019 and demand has been strong for the new units. Almost all units now either occupied or under offer.

Target Milestones

End Date: Late 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



Artist's impression

Aims & Objectives

New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs;

- Enhanced contribution to Brighton's cultural tourism by a strengthened City Centre & Cultural Quarter offer
- Returning the Royal Pavilion Estate to a world class heritage destination & protecting the heritage
- Achieving the long term vision for both organisations
- Evidence-based improved Visitor/ Audience experience, and improved learning, access & participation).

Key Facts

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

Funding (all years)

Total LGF Funding	£3.00m
Total Public Funding	£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?

The Council's appointed Management Contractor, Westridge Construction Limited, is progressing emergency and remedial works to achieve weatherproof buildings. Following the completion of all structural remedial works to the 200 year-old Corn Exchange timber frame, lead guttering and new slate roof are completed. While the site remained open during the lockdown, a number of subcontractors furloughed staff and longer lead in times for materials caused delays to progressing works of circa 12 to 14 weeks. The council has considered its options to continue the works to Practical Completion and is to continue with Westridge to avoid further delays to the handover of the building to Brighton Dome Brighton Festival, which would add to its financial pressures caused by the Covid-19 crisis. Practical Completion is now anticipated in November 2021.

Target Milestones

End Date: November 2021

New England House - Brighton



Funding (all years)

Total LGF Funding	n/a
Total Public Funding	11.1 million
Total Private Funding	n/a
Total Other Funding	n/a
Total Funding	n/a

Outputs

Upgrade building, including providing a net additional 7,090m² of new employment floor-space. Following the land deal with Legal & General on the adjacent Longley Industrial Estate, some of this City Deal floorspace output will be provided on the Longley site, with the remainder forming part of a proposed extension to New England House

What happened in the last period?

A design team is in place, a construction project manager has been engaged, and work continues to progress on a detailed design for the building. This has included a range of survey work that has been undertaken to inform the design process and ensure that options are followed that are best able to reduce overall construction costs, optimise floorplates for proposed additional floorspace and reduce potential impacts on existing units while meeting the outputs of City Deal. At the time of writing 3 design options are being costed by a Quantity Surveyor, whose findings will then be modelled in respect of determining a business case.

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

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

Work to address onsite contamination commenced in September 2019. Ecological works and ground works are underway.

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).

77

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.

Plus X - Brighton



Proposed scheme

Aims & Objectives

The 'Plus X' seven storey innovation hub is a U+I Plc concept, a model they have delivered successfully elsewhere. As a key element of the comprehensive mixed-use redevelopment it 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 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	£12m
Total Funding	£19.7m

Outputs

Contractual outputs: 4,645m² of new employment space, 500m² 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?

Having opened in June 2020, the first building to be completed on site, Plus X continues to promote its facilities and increase its membership. Despite challenging conditions due to Covid-19, which resulted in a slower start than anticipated, the building currently has around 100 memberships on flexible plans. The management team is also negotiating with established businesses with a view to taking significant floorspace on levels 5 and 6. Since opening, Plus X has also successfully launched its scale up innovation programme, BRITE, which is due to commence on 1st October. The Brighton Research Innovation Technology Exchange (BRITE) is a business innovation programme for ambitious and established businesses primarily based in the Coast to Capital Local Enterprise Partnership region. Other elements of the wider development have made considerable progress. The student blocks on the barracks site are nearing completion and construction of the residential blocks are underway. The University of Brighton's adjacent development is also advancing well with all 5 student blocks on the Mithras House site clearly visible.

Target Milestones

End Date: 13/12/2022.

Port Access Road - Newhaven



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.

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. Overall programme remains on track with bridge now in place and work having commenced on cycle / footways, as well as remediation work on adjoining land.

Target Milestones

End Date: Mid 2020.

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 the closure of the adjacent UTC@harbourside. LDC has secured £1.3m from the Getting Building Fund (subject to business case) to convert the former UTC building into a maritime and sustainable technology hub, offering education / training space and commercial facilities for SME's. Discussions with DfE are ongoing around lease arrangements. This has been augmented by a commitment of £500k from LDC towards the estimated £1.8m project costs. Railway Quay is progressing, with £500k secured from Towns Fund Accelerated Project Funding to deliver new visitor, community and sustainability facilities, including a café and active travel hub. A planning application will be submitted in October, with start on site in January 2021.

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?

Following the purchase of the site by Lewes District Council, plans have been drawn up with the East Sussex Fire and Rescue Service Sussex Police and the South East Coast Ambulance Service. The Council now awaits appointment of a developer for the NSQ scheme in order for this enabling project to move forwards.

Target Milestones

End Date: Anticipated 2024, 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?

- Construction commenced on new office building for Teville Gate House and topping-out took place on 01/04/2020.
- Mosaic Capital's planning application was considered by planning committee on 04/03/2020 and resolution to grant permission subject to S106
- Homes England provided a letter committing to support the project with funding of £6m 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

Outputs

- 186 - New Homes – 35% affordable
- 610sqm - Commercial Space
- 90 - Guest room Hotel
- 3 /4 Screen – Cinema
- 1072sqm- Flexible Cultural Space
- 246 – Parking spaces

What happened in the last period?

- Following the pre-app planning meeting held on 29 November 2019, further design work design work has been included within project plans.
- The project team have been reviewing legal and insurance implications and detailed rights to light and covenants with a view to undertaking a S203 report.
- Planning application submitted 6th March 2020.

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.

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

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.

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

What happened in the last period?

The Valley Gardens main contract has achieved completion. We are currently in final account negotiations with the Main Contractor including COVID-19 related claims.

The scheme is now operational, and the main construction Contract has come to an end. Defects and snagging works will continue for the next few months and maintenance for the gardens will continue for the next three years.

Recent press releases and drone footage replaced our planned launch event due to Covid-19 restrictions. Monitoring will commence in October to help monitor the schemes success but early positive feedback from the community and stakeholders indicates the scheme has been well received.

Target Milestones

End Date: 2020/2021.

Waterfront - Brighton



Aims & Objectives

The scope and outputs for the Waterfront project have been amended in consultation with the Local Enterprise Partnership and a revised funding agreement is in the process of being agreed. The overall aims and objectives of the project remain the same i.e. To deliver a brand new [10,000-seater] dual purpose conference and events venue as part of the "Brighton Waterfront" regeneration project. The feasibility of delivering this within the city centre on the Waterfront Central site is now being explored with ASI. The second aim of the project to regenerate the Black Rock site is now underway, with a planning application submitted on 28th February for a package of improvement works which will both unlock the site for a future development (subject to final feasibility work) and will provide a much needed “uplift” for the area including a new access point for the Brighton Marina in the form of a future sustainable transport link. A newly aligned sea wall and improved connections for cyclists and pedestrians is also part of the proposals, including new crossing points for pedestrians and new beach boardwalk to increase access to the beach and the Black Rock site. Temporary events and a new temporary pump track will form part of the proposals until longer term development is secured. Long term development will be governed by a Development Brief which will be developed in consultation with key stakeholders.

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

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.

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 new yacht club. A separate planning application has been approved for the flood defences and cycle path along the A259.

Adur District Council 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.

