

Appendix A – LGF Project Background Information

Name of Project	Bexhill Enterprise Park North, Bexhill On Sea East Sussex County Council
Local Growth Fund (LGF) allocation	£1,940,000 – awarded June 2019
Description of what Project delivers	<p>Bexhill Enterprise Park North is a key element in the package of developments that have been designed as a direct response to the socio-economic challenges facing the Bexhill area.</p> <p>The Project will deliver the site and servicing infrastructure required to access individual development plots within the business park from the North Bexhill Access Road. Delivery of this infrastructure will directly enable development on the site to proceed with the benefit of access and will enable private sector investment.</p> <p>The Bexhill Enterprise Park North site gained outline planning approval in May 2018 for 33,500sqm of employment floor space within use classes B1 and B2.</p> <p>The key objectives of the Project are:</p> <ul style="list-style-type: none"> • the delivery of employment floorspace; • creation of jobs to benefit economic development; • to enable private sector investment; • to encourage foreign investment; and • to demonstrate market viability.
Project benefits	<p>The delivery of the enabling infrastructure will unlock the site and will allow delivery of the first light industrial units which are essential to address the local jobs deficit in the area. In the first instance 8,000sqm of light industrial (B1) space will be brought forward, with the potential for 8,000sqm of manufacturing (B2) space to follow.</p> <p>The wider Bexhill Enterprise Park North site has the capacity to support 493 net FTE jobs when fully delivered. Modelling of the take-up and occupancy of new development at the site suggests that the delivery of the wider project has the potential to generate £341m of GVA towards the economy by 2038.</p>
Project constraints	Outline planning permission was granted in May 2018 for up to 33,500 sqm (net internal area) of employment floor space (classes B1 and B2)

	<p>with roads and ancillary infrastructure and services. Planning permission was granted subject to a number of conditions being satisfied.</p> <p>In October 2018, an application for approval of reserved matters following outline planning approval was submitted by a private sector development partner to Rother District Council. After a lengthy period of engagement and consultation, the application was considered by Rother District Council planning committee on 10th October 2019.</p> <p>The planning committee resolved to refuse the reserved matters application for a number of stated reasons including: unacceptable phasing of the development, lack of master-planning for the site, poor design, impact on landscape character, detrimental impact on existing protected trees and failure to mitigate impacts on biodiversity.</p> <p>On 24th December 2019, an appeal was lodged with the Planning Inspectorate in respect of the refusal of the reserved matters application.</p> <p>The Planning Inspectorate have indicated that the time to process appeals has been affected due to site visits and other events being postponed during March, April and May 2020 as part of the measures to slow the spread of COVID-19. As a result, the planning appeal has not yet been heard.</p> <p>The decision to refuse the reserved matters application presents a significant deliverability risk to the Project.</p>																
Project Timeline (as set out in the Business Case)	<table border="1"> <thead> <tr> <th>Milestone</th><th>Indicative Date</th></tr> </thead> <tbody> <tr> <td>Discharge of planning conditions</td><td>July 2019</td></tr> <tr> <td>Procurement of contractor</td><td>December 2018</td></tr> <tr> <td>Final design</td><td>January 2019</td></tr> <tr> <td>Site preparation</td><td>August 2019</td></tr> <tr> <td>Enabling works commence</td><td>August 2019</td></tr> <tr> <td>Enabling works complete</td><td>March 2020</td></tr> <tr> <td>Construction of initial light industrial units</td><td>Q1 2020/21</td></tr> </tbody> </table> <p>Updated project timeline for options currently under consideration set out within the Report to Accountability Board.</p>	Milestone	Indicative Date	Discharge of planning conditions	July 2019	Procurement of contractor	December 2018	Final design	January 2019	Site preparation	August 2019	Enabling works commence	August 2019	Enabling works complete	March 2020	Construction of initial light industrial units	Q1 2020/21
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Link to Project page on the website with full business and links to any previous	<p>https://www.southeastlep.com/project/bexhill-enterprise-park-north/</p> <p>Funding decision: https://www.southeastlep.com/app/uploads/2019/01/Summary-of-Decisions-07.06.19-final.pdf</p>																

decisions by Accountability Board and/or Strategic Board	<p>Decision to pause LGF spend on the project:</p> <p>https://www.southeastlep.com/app/uploads/2019/09/Accountability-Board-Summary-of-Decisions-14.02.20.pdf</p> <p>https://www.southeastlep.com/app/uploads/2019/09/Summary-of-Decisions-July-2020-final.pdf</p>
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