


Appendix A – LGF Project Background Information

Name of Project	<p>Queensway Gateway Road, Hastings</p> <p>East Sussex County Council</p>
Local Growth Fund (LGF) allocation	<p>£10,000,000</p>
Description of what Project delivers	<p>The Queensway Gateway Road scheme compromises a single carriageway road link between A21 Sedlescombe Road North and Queensway. The road will connect with Queensway running south of its junction with the Ridge West, crossing the Hollington Stream valley on an embankment and then running south of Whitworth Road to join the A21 at a new junction north of the existing Sainsbury's store, as shown below. The road will include roundabout junctions at either end and a roundabout junction with Whitworth Road facilitating access to employment sites to the north and south.</p>  <p>The road will connect the Combe Valley Way (formerly known as the Bexhill Hastings Link Road) via Queensway to the A21, redistributing traffic from Combe Valley Way and The Ridge heading towards the</p>

	<p>A21. The opening of the Combe Valley Way changed the balance of traffic movements in the Hastings and Bexhill area, and has resulted in increased traffic volumes along the Ridge and Queensway. By relieving congestion, the Queensway Gateway Road will improve strategic connectivity in the Bexhill Hastings Growth Corridor, improving employment development potential in Queensway and employment and housing growth potential in North Bexhill.</p> <p>The key objectives of the project are:</p> <ul style="list-style-type: none"> • to support the development and employment potential of the Bexhill Hastings Growth Corridor; • to improve strategic access between the A21 and Queensway/Combe Valley Way and thereby strategic access to employment and housing sites in North Bexhill and Hastings; and • to alleviate congestion at junctions to the A21 enabling Combe Valley Way to perform to its full potential as a driver of economic growth.
Project benefits	<p>The Queensway Gateway Road provides access to designated employment development sites within the Bexhill Hastings Growth Corridor which would otherwise not be brought forward.</p> <p>The new road allows land to be released for employment development, as set out within Hastings Local Plan 2004 and Hastings Planning Strategy. Specifically, the road opens up the development potential of key sites south of The Ridge, with capacity for up to 12,000sqm of employment floorspace.</p> <p>It is expected that the Project will lead to the creation of 900 new jobs. In addition, the development of Queensway Gateway Road and Combe Valley Way are expected to directly contribute to the delivery of at least 60,000 sqm of new employment workspace and construction of 3,100 new homes in North Bexhill by 2028 as a result of improved connectivity.</p>
Project constraints	<p>The Project is being delivered in phases with the first phase having started early in 2017. In March 2019, the western section of road was completed (70% of the total length of the road) and was opened for access to local businesses only.</p> <p>The final section of the road, to connect the already completed sections with the A21, requires the purchase of remaining properties on the route. These acquisitions are under negotiation, however, there is currently no clear timeline as to when the acquisitions will be completed either through negotiation or potentially through a</p>

	Compulsory Purchase Order. This issue has delayed the completion of the Project and is identified as a significant risk to delivery.												
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>Planning Consent</td><td>February 2015</td></tr> <tr> <td>Highways design completion</td><td>April 2015</td></tr> <tr> <td>Commencement of highways works</td><td>October 2015</td></tr> <tr> <td>Acquisition of remaining properties on the route</td><td>May 2016</td></tr> <tr> <td>Project completion</td><td>November 2016</td></tr> </tbody> </table> <p>Updated project timeline set out within the Report to Accountability Board</p>	Milestone	Indicative Date	Planning Consent	February 2015	Highways design completion	April 2015	Commencement of highways works	October 2015	Acquisition of remaining properties on the route	May 2016	Project completion	November 2016
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Link to Project page on the website with full business and links to any previous decisions by Accountability Board and/or Strategic Board	<p>https://www.southeastlepp.com/project/queensway-gateway-road/</p> <p>Funding decision (note: original LGF allocation to the project was £15m): https://www.southeastlepp.com/app/uploads/2018/06/Minutes-SELEP-Board-20th-March-2015-V3.pdf</p> <p>Project changes: https://www.southeastlepp.com/app/uploads/2020/08/Accountability-Board-Summary-of-Decisions-23.02.18.pdf</p>												