

Newhaven Town Deal Board

Minutes of Board Meeting

Wednesday 22nd July 2020

9:00 – 10:45am via MS Teams

Attendees

- **Chair:** Chris Ketley (CK), Knill James LLP
- **Towns Coordinator for Newhaven:**
 - Rebecca Collings (RCol), Nichols Group
- **Lewes District Council:**
 - Cllr James MacCleary (JM)
 - Cllr Zoe Nicholson (ZN)
 - Rob Cottrill (RC), Chief Executive
 - Ian Fitzpatrick (IF), Deputy Chief Executive and Director of Regeneration and Planning
 - Peter Sharp (PSha), Head of Regeneration
- **East Sussex County Council:**
 - James Harris (JH), Assistant Director - Economy
- **Newhaven Town Council:**
 - Cllr Graham Amy (GA), Mayor of Newhaven
 - Susie Mullins (SM), Head of Strategic Development
- **Members of Houses of Parliament and Lords:**
 - Maria Caulfield MP (MC)
 - Baroness Janet Whitaker (JW)
- **Department of Business, Energy & Industrial Strategy:**
 - Nigel Stewardson (NS), Cities and Local Growth Unit
- **Local Enterprise Partnerships:**
 - Graham Peters (GP), Chair, Team East Sussex (SELEP)
- **Newhaven Enterprise Zone:**
 - Corinne Day (CD), Programme Director
- **Community and Business Representatives:**
 - Dan Shelley (DShe), East Sussex College Group
 - Duncan Kerr (DK), Wave Leisure
 - Penny Shimmin (PS), Sussex Community Development Association
 - Chris Rasmussen (CR), Jasfic Ltd
 - Captain Francois Jean (FJ), Newhaven Port & Properties
 - Dick Shone (DSho), Boutique Modern

Secretariat (provided by Lewes District Council):

- Lisa Rawlinson (LR), Strategy & Partnerships Lead for Growth & Prosperity
- Guy McQueen (GM), Regeneration Project Manager

Apologies

- Adam Bryan, SELEP
- Max Woodford, Greater Brighton Economic Board
- Mike Shorer, Newhaven Chamber of Commerce

Agenda Item		Documents & Actions
1.0	<p>Welcome, Introductions & Apologies</p> <p>CK introduced himself as Chair of the Town Deal Board and asked all members to introduce themselves, including Rebecca Collings (RCol) who is Newhaven's assigned Towns Coordinator.</p>	
2.0	<p>Minutes of Last Meeting</p> <p>Minutes from 12/02/20 approved by all.</p>	
3.0	<p>Role of the Towns Coordinator</p> <p>RCol explained the purpose of her role as Towns Coordinator and the support available through the Towns Hub. RCol assigned to 13 of the 101 towns and expressed her excitement to be working with Newhaven Town Board with local connections as a resident of Eastbourne.</p> <p>RCol explained that role of NS as a member of Cities and Local Growth Unit is to provide technical support in terms of policy, deadlines and governance, RCol and her colleagues contracted to provide wider support for projects. RCol will work with PSha and Board to enlist relevant experts from the consortium provided. Specialist teams to assist with TIPs and business cases. Designated website for Town Deal Boards to draw resources from; provides more information on the support available from the Nichols Group within Welcome Pack: https://townsfund.org.uk/</p> <p>Events will also be scheduled, either one to one with towns or for a collection of towns as part of the process of sharing best practice and resources. The Board will be notified when such events are taking place.</p> <p>JW asked if one of the experts listed as a consultant for Sustainable Energy is expected to cover environmental and carbon neutral matters generally as there is a case for planting more trees and ensure that new housing is ecologically sound and progressive. RCol confirmed that MHCLG are expecting Town Deals to apply Clean Growth principles and that support will be provided.</p>	<div style="text-align: center;">  Towns Hub Presentation.pdf </div> <p>Action: RCol to advise when new resources are available.</p>

	<p>MC sought clarification on the detail of Town Investment Plan (TIP) and relevant timescales and board involvement for agreeing on submissions.</p> <p>PSha suggested that regular meetings would be expected to take place (every three weeks or so) between now and 31 October, which is the deadline for submitting TIPs for those towns in 2nd Cohort.</p>	
<p>4.0 & 5.0</p>	<p>Update on Towns Fund Guidance & Emerging Priorities</p> <p>LR provided an overview of the updated Towns Fund Guidance provided in June 2020. Emerging priorities were also discussed based on the survey responses received from Board members and public engagement via #MyTown campaign.</p> <p>MC highlighted that, based on discussions with relevant ministers, the TIP should consider town infrastructure as a whole. Emphasised important work of Newhaven Port Authority, ESCC and all other partners. LR confirmed that the TIP will be a long term, strategic document which should provide a Vision up to 2030. Maximum bid of £25m for capital projects but should act as a catalyst for wider investment. MC welcomed partners working together and hopes TIP can integrate existing plans.</p> <p>MC also asked if, were a Town Deal to be agreed, Town Deal Board would remain active to ensure investment plan delivered. LR and CK confirmed that this would be the case and the importance of doing so.</p> <p>NS cohesion expected so alternative funding streams linked and community engagement evidenced. NS will be one of three assessing TIP, open to discussion throughout the process and in regular contact with PSha.</p> <p>JM sought to clarify the distinction between the areas of coast which are publicly accessible and West Beach, which highlighted by the public via the #MyTown campaign. Noted that LDC has submitted Future High Street Fund (FHSF) bid and wanted to be clear Town Deal will be considered on its own merit, not contingent upon FHSF bid. NS confirmed that they are separate but want to see the synergies between the two. Important to link all funding streams through overarching Town Vision.</p> <p>JM also urged members to ensure that public statements relating to potential Town Deal are agreed by Board before release. There is a perception that Newhaven has had many promises of investment opportunities which have not always come to</p>	 <p>Towns Fund Updated Guidance.pdf</p>

	<p>fruition. Board should be cautious about raising expectations, including timescales and possible size of Town Deal investment.</p> <p>CK acknowledged points made by JM, structure of options and funding require careful consideration and reinforced the need for Partners to draw in the same direction so money not spent in silos.</p> <p>ZN referred to the Terms of Reference of the Board and stated that we should not just focus on a bid and the TIP. We collectively bring effort and energy into delivering a more sustainable plan from an economic wellbeing point of view and an environmental point of view for the Town. There are opportunities to think wider than the bid. There is a good story to be told about making sure really good things happen.</p> <p>MC asked if there is a set timescale for submitting TIP and if the Board will be signing it off before submission. LR confirmed that between now and October we will be working on TIP. A sub-group will be established to develop the Vision and Board approval will be sought throughout the various stages.</p> <p>GP although currently in 2nd Cohort for Submission (October 2020), there is an option to delay submission until 3rd Cohort (January 2021). NS confirmed that Board has formerly requested to be included in 2nd Cohort and that the strong preference would be for Newhaven TIP to be submitted in October. Suggested that it is an advantage to submit at the earlier stage which leaves time following initial TIP assessment for any required amendments to then be made.</p>	<p>Action: PSha/LR to review ToR and bring to next Board.</p>
<p>6.0</p>	<p>Accelerated Projects</p> <p>PSha provided an overview of the suggested Accelerated Projects. Newhaven is being offered up to £500k for capital projects that can be delivered by March 2021. SM also provided initial detail of the proposed Newhaven Library 1st Floor development. For full details of all proposed projects, please see briefing note and appendices.</p> <p>PSha asked for feedback from Board and for any alternative proposals to be considered.</p> <p>MC is really keen on both Railway Quay and UTC in particular. Asked if current £1.3m bid (Get Building Fund) being considered by South East LEP for UTC would conflict if UTC selected for Accelerated Projects Fund. GP responded as representative of LEP, £1.3m bid has been approved and is currently being</p>	<p> Presentation - Accelerated Projects.t</p> <p> Briefing Note - Accelerated Project sl</p> <p> Accelerated Project appendices.pdf</p>

considered by MHCLG. PSha intention is to ask £1.3m from Get Building Fund and £500k from Accelerated Projects as £1.8m is needed in total for UTC refurbishment. NS confirmed that these funding sources can be used together and is strongly supportive of Getting Building Fund bid.

MC believed Railway Quay strongly matches with priorities for town with a wish to see clearly visible improvement to town centre and transport improvements, site is immediately visible for those arriving by train, bus and ferry and the inclusion of a cycle hub encourages cycling. Also supportive of Library proposal but concerned that it would not be as visible or impactful, as the Railway Quay proposals which would show that things are starting to happen for the first time in years.

JW supportive of Library project. Want to ensure that Wayfinding would celebrate maritime identity and port/marina enterprises which are currently underrepresented. Urged wayfinding investment to utilise Compulsory Purchase Orders (CPOs) to make a few more alleyways into squares and streets. Currently frustrating to navigate through Newhaven via disjointed and unappealing wayfinding routes. Would strongly urge UTC to focus on high skills education, encourage young adults to remain in the town and receive an education. Would like to see the planting of trees included in consideration for Accelerated Projects spend as a quick win and important for wellbeing and aesthetics of town. Newhaven has a successful museum already, but they are in need of a better space/location as they are an underused local asset. It would be great to get them a location in the town centre (i.e. empty shop) or as part of the longer-term plan for RQ.

PSha confirmed that wayfinding art would be expected to link with maritime and assets of the town. CPOs favourable but difficult to deliver within time frame of accelerated projects, will certainly consider as part of TIP.

CD highlighted that the EZ launching Newhaven's Place Story which all partners are encouraged to engage with as it should play a vital role in Town Deal. There is a launch event taking place on Friday:

<https://newhavenenterprisezone.com/2020/07/16/launch-of-newhavens-place-story/> (please follow thread for the link to Eventbrite to sign up for attendance).

DShe considered Board members to have particular interests in certain projects and how to determine which would go forward. Also referred to [Box Park](#), which continues to generate revenue despite what is now a relatively a long term use of the site, in

	<p>relation to the meanwhile use proposed at West Quay. NS needs to confirm whether meanwhile use can be funded.</p> <p>CK & PSha there will be an online poll conducted after the meeting to enable the Board to decide which project should be submitted for early investment: https://www.surveymonkey.co.uk/r/BJRN335</p> <p>PS highlighted the importance of integrating social enterprises. SCDA has done considerable work assessing the public interest for a cycle hub, which would complement Egrets Way. Also supported plans for UTC and that the prospect of combining funding streams and partner working through a Town Deal is laudable.</p> <p>DK need for increased activity and health. Worth considering whether there is an opportunity within Railway Quay to provide access for water sports. Important to integrate with existing outdoor sports and activities and encourage the image of Newhaven as gateway for South Downs.</p> <p>SM important to ensure that Railway Quay development would not restrict itself to seasonal activity and to echo MC's point about visibility and that local residents can directly benefit from it. Reflecting on past investment which may have been less directly beneficial for local residents. Local people should have access to site and be able to use it.</p> <p>CK asked PSha if the Railway Club, whose premises are located within the Railway Quay site, are involved in discussions. PSha confirmed that a meeting will take place to explore synergies. CK supportive of Railway Quay project, for direct impact and deliverability within short timescale. Meanwhile uses appear to have longevity, despite terminology. Suggested that Wayfinding could potentially be financed by FHSF bid, if successful.</p> <p>SM added that any proposals not considered as viable Accelerated Projects could still be included in Town Deal.</p> <p>JM asked PSha to confirm the area within Railway Quay which is being proposed for development as there are two fairly distinct areas. PSha confirmed that the area in question is the land between the Railway Club and the UTC, not the car park. There is a need to consider the weight which can be borne within Railway Quay, as well as the location of existing utilities which cross the site. JM reported that there appears to be a majority view from residents to prioritise UTC redevelopment (based on comments</p>	<p>Action: NS to consult with colleagues to confirm eligibility of meanwhile use.</p> <p>Action: PSha to send link to online poll.</p>
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from constituents) but also highlighted the importance of Fort Road Recreation Ground with potential for 1000 residential units within 5-10 mins walking distance of the site.

GP noted that EZ funding could be well placed to provide £500k for UTC as an alternative to Accelerated Project funding. Agreement from CK and CD.

MC reiterated that Accelerated Project needs to be delivered by March 2021. UTC could be delayed if approval from DfE to pass ownership to LDC is not completed in time. CK and PSha agreed that this is a risk.

GA concerned with Railway Quay development if between UTC and Railway Club because it may be not be visible. PSha suggested this might be partly mitigated by design and signage but acknowledged the need to consider visibility. PSha confirmed that the front of the site is more problematic due to the range of services that run underground.

GA supported JW in call for investment in tree planting. A large number of houses being built and trees being lost in the process. A plan is needed to 'green up' the town.

SM believes Railway Quay a great idea on paper, punchy, visual, exciting, but risk of underuse by local residents. In contrast, the Library is designed for use by local community, who can walk to High Street as it not merely a visual asset.

PS responded to reassure SM viability of cycle hub and cited the current work being carried out for a bicycle refurbishment social enterprise involving large numbers of local people and providing bicycles for residents at low rates. PS worked with DK who can confirm that benefits of a cycle hub and sustainability of proposal has been evidenced. SCDA is involved and embedded in the community and have supported idea of cycle hub for years.

PSha Raised the fact board have not yet formally agreed which investment theme(s) to focus on for TIP. Agreed to send TIP template and also a link to a survey for board to rank priorities for Accelerated Project proposal. All projects identified including tree planting do fit within fund so will be offered for consideration. Given NS has to check government view on Railway Quay meanwhile use, final decision should be delayed until this information received but poll to be conducted and completed by end of the week with clarity from NS expected in the meantime.

<p>7.0</p>	<p>Next Steps & Date of Next Meeting</p> <p>LR Visioning workshop facilitated by RCol's colleague. Thursday 6th August in afternoon agreed. RCol to confirm time. Members to email LR and PS if want to attend by end of week.</p> <p>9am on 13/8/20 agreed for next Board meeting; JW and MC generally prefer Friday mornings due to parliamentary timetabling however parliament in recess during August so currently some flexibility.</p> <p>CD asked to send Newhaven EZ visioning documents and SM to provide Neighbourhood Plan consultation documents which can be shared with board.</p>	<p>Action: CD & SM to send documents to PSha & LR for Board circulation.</p>
	<p>Any Other Business</p> <p>JH commended CK chairing effectively, especially given circumstances. Agreement from board. Meeting ended at 11.45am</p>	