

Re-imagining Newhaven Board

Minutes of Meeting

Tuesday 20th January 2026

10.30am to 12pm via MS Teams

Attendees:

Chair

- Chris Ketley (CK)

Community, Education and Business Representatives

- Annie Lorys (AL)
- Andrew Tucknott (ATu)
- Dave Collins-Williams (DCW)
- Duncan Kerr (DK)
- Mike Shorer (MS)

East Sussex County Council

- James Harris (JH)

Greater Brighton Economic Board Representative

- Andrew Hill (AH)

Lewes District Council

- Christine Robinson (CR)
- Ian Fitzpatrick (IF)
- Lisa Rawlinson (LR)

Members of Houses of Parliament and Lords

- Janet Whitaker (JW)

Newhaven Enterprise Zone

- Michelle Connors (MC)

Newhaven Town Council

- Ken Dry (KD)

Guests

- Nick Adlam (NA)
- Marc Thorley (MT)

Secretariat (provided by Lewes District Council)

- Anna Salmon (AS)
- Dan Fairbrother (DF)

Apologies:

- Alison Turner (AT)
- Graham Amy (GA)
- James MacCleary (JM)
- Nick Backstrom (NB)
- Penny Shimmin (PS)
- Rob Cottrill (RC)
- Sophie Sneddon (SS)
- Zoe Nicholson (ZN)

1 Welcome, Introduction and Apologies

CK welcomed Board members and guests to the meeting.

IF and DK mentioned the need to regularly provide progress updates and include 'coming soon' positive messaging for the projects being delivered within the programme, especially regarding changing the face of public health within the local area.

JW mentioned a musical called 'The Newhaven Musical: 900 Years – A Journey Through Time': <https://thenewhavenmusical.co.uk/about/>.

IF stated that Newhaven brill is currently featured on the menu at Etch, a high end restaurant in Brighton.

2 Minutes of Last Meeting held on 28.11.25

The minutes were agreed.

3 Declarations of Interest

No declarations of interest were declared.

4 Newhaven Unleashed: Realising our Potential (MC)

The Newhaven Enterprise Zone (NEZ) has been established since April 2017. The business rate growth generated by the NEZ is retained by LDC and ring-fenced to reinvest in Newhaven growth priorities for the next 25 years. The NEZ covers 8 key sites that offer new employment generating development.

The Newhaven unleashed business plan was created in 2023 and finishes in March this year: [NEZ-Positioning-Paper-Dec25-DIGITAL.pdf](#)

The NEZ is responsible for delivering 4-5 funding streams. Ambitions and achievements include 70,000 sqm of commercial floorspace refurbished to uplift difficult stock.

Key milestones:

- 2019 – Roll out of Community Development Fund
- 2020 – Creative Newhaven formed
- 2023 – Launch of Newhaven Unleashed, the Board's Three Year Investment Plan
- 2024 - £1m investment funds introduced across the Enterprise Zone
- 2025 - £100,000 committed to Destination Newhaven to transform tourism offer.

The NEZ are in the process of evaluating all the funding streams to determine what has worked best, with a view to launching a new funding programme from April 2026.

JW mentioned the ambitious plans of the local rowing club. MC confirmed they have discussed funding opportunities with the NEZ, DCW stated that NPP have voiced support and DK said Wave Active have a meeting scheduled with the rowing club.

5 Newhaven Green Energy Project (IF)

The Newhaven Green Energy Project under the King Charles Sustainable Markets Initiative has been underway for nearly two years, which brings big businesses together to work collaboratively. The feasibility study has been looking at the whole energy system across

Newhaven and how to match the predicted growth in energy demand with clean energy. The R&D has been focusing on how to create commercially investable solutions that play towards the ambition of climate change and support towns like Newhaven for the next 20-30 years. Examples of potential solutions are electrifying freight, solar PV on properties in the industrial zones and linkages with the energy from waste.

The Sussex Mayor's Office is being set up in advance of the election with £10m of funding from May. The findings of the study will be presented to the new Office and will stress the importance of energy infrastructure.

6 Landing Stage project update (DCW)

Piling works finished in November 2025. The steel for the structure and timbers for decking the pontoons are at East Quay ready for the build to commence. Revetment works are currently being carried out to stabilise the revetment and improve the flood defences in the area. The project has been delayed and is scheduled to complete in April 2026 instead of February.

Restrictions on piling operations due to noise and vibration complaints from nearby residents were imposed on the contractor through a Section 61 Notice. The Notice restricted the hours the piling could be carried out which impacted the programme, and the contractors have submitted a compensation event claim. There is not sufficient budget to fund the extra costs and NPP have applied to the NEZ for additional funding. Discussions about the extra costs are ongoing between NPP and the contractor, if an agreement cannot be reached, it will have to go to adjudication.

7 Re-imagining Newhaven Programme update (AS)

Business Grants Programme:

- Only 1 business left to submit their claim to LDC.
- The outputs are in the process of being captured.
- So far 24 new jobs have been created through Round 2, and we are still expecting a few more.
- By the end of the programme, we are expecting 56 new jobs to have been created (Rounds 1 and 2).

Fort Road Recreation Ground:

- Construction works are well underway and most of the works that were to be implemented in the last quarter have been completed.
- The only delay has been asbestos removal due to other construction issues needing to be addressed which included reinforcing walls in the main sports hall with windposts, additional concrete footings and partitioning. Further buried asbestos has been identified to the perimeter of Shakespeare Hall and within the main building which is being addressed by the contractor.
- The planning amendment application regarding the style of cladding at Shakespeare Hall has been approved.
- Play Area design workshop took place in October with Seahaven Academy. Students worked with four play area designers to inform the design for the new play area. A specification/tender will be submitted by March 2026.
- Project completion date: May 2026

Newhaven Fort:

Permissions have been required from Historic England, so progress with the final tweaks

has been slow. Aiming to have all tweaks and repair works completed by the end of Q4
Guided tours to the NW Counterscarp will commence next month.

Schedule of events (confirmed so far):

- 1st March - Talk - River Ouse source to sea.
- 10th May - Historic Falconry - Edwardian/WWI
- 16th - 17th May - Victorian Weekend
- 20th - 21st June - WWII Weekend
- 24th June - Midsummer Picnic Evening
- 11th July - A Celebration of Sussex Event
- 18th July - Pre History Day
- 26th July - MX 5 Car Show
- 3rd - 7th August - Seaside week
- 17th - 21st August - Nature week
- 26th - 31st October - Halloween week - spooky tunnel ghost stories and crafts
- 27th Oct - Reptylers animal and insect show
- 29th Oct - Family evening ghost hunt.

Newhaven Square:

- Construction work is progressing in line with the programme with final finishes now being installed in some areas.
- The detail design period is now largely concluded with the final finishes and fittings having been confirmed.
- Discussions are beginning regarding the move for the GPs and other tenants along with coordination with lease agreements.
- External fabric of the buildings has been surveyed, and repair work has been taking place.
- Work to start on the link bridge connection and internal refurbishment to the existing Seahaven building has begun.
- Project will be completed in August 2026.

Restaurant and Community Destination:

- Tenders for a main contractor have been returned and assessed. A preferred contractor has been selected, and appointment discussions will take place in Q4.
- The Section 278 application for a proposed scheme of improvements to the pedestrian route along Fort Road has been submitted.
- An Expression of Interest for a restaurant operator has taken place and an operator has been selected. Announcement of restaurant tenant will take place in Q4.
- Phased delivery of the scheme is being investigated following the tendered costs being higher than the pre-tender estimate.
- Non-Material Amendment application will be submitted.
- Works are anticipated to start on site in early 2026.

Wayfinding and Public Realm Improvements:

- The designs of Newhaven Interchange and the Town Centre have been agreed. The Newhaven Interchange RIBA Stage 4 has been progressed, and planning approval has been granted (07/01/26).
- The tender for Newhaven Town Centre was published in Q3. If the Town Centre tender costs are excessive then there will be challenges to overcome with value engineering and stakeholder management.
- Agreements are needed with East Sussex Highways, and these cannot be undertaken until the main contractor appointments are in place. East Sussex Highways state they work to a 12-week lead in time.
- It will be essential to ensure there is good communication with town centre traders and local authorities to limit the effect on services and access.

- The Transport Interchange has the complication of transport services and potential road works to navigate. Newhaven Swing Bridge also has planned essential works to carry out from the compound which is within the project area - LDC has only recently been informed of these works, but they are expected to be complete before contractors would be on site for the Interchange project.

8 Government Strategic update

Nothing new to report.

9 Any Other Business

- Fish Landing Stage visit: Monday 9th March at 11am
- Next Board: Monday 23rd March 10am to 11am