

Bognor Regis Regeneration Position Statement – 26 March 2009

Latest Updates (Jan – March 2009)

Site	Position and Comments
Seafront Strategy	<ul style="list-style-type: none"> ○ 6 April 2009 – <i>Final draft of Seafront Strategy to be presented to Bognor Regis Sub Committee.</i>
Watersports Centre	<ul style="list-style-type: none"> ○ 2 March 2009 – <i>Proposal for research conducted by Butlins, University of Chichester and Arun District Council into the development of a watersports centre was presented to the Bognor Regis Sub Committee. Sub Committee recommended to Cabinet that £20,000 be released to co-fund this research. Cabinet approved 23 March 2009.</i>
St Modwen	<ul style="list-style-type: none"> ○ 2 March 2009 – <i>Review of St Modwen proposals and timetable for the development of the Regis and Hothampton sites was presented to the Bognor Regis Sub Committee. Proposals accepted by Sub Committee with recommendations made to Full Council for approval (April 15th).</i>
Chichester University	<ul style="list-style-type: none"> ○ 12 January 2009 - <i>Review of Chichester University plans for the Bognor Regis Campus presented to Sub Committee by Richard McMann (Bognor Regis Regeneration Task Force Coordinator) and Romy Jones (Chichester University Strategy Development and Implementation Manager). The Sub Committee pledged to make a number of recommendations to Full Council regarding support for Chichester University's plans.</i> ○ 18 February 2009 - <i>Full Council approval granted.</i> ○ 6 April 2009 – <i>Proposed Estates Masterplan to be presented to Sub Committee</i>
Train Station	<ul style="list-style-type: none"> ○ 12 January 2009 - <i>Sub Committee received a presentation from Mr Paul Beckerson relating to the Bognor Regis Town Council plans to progress work on assessing the feasibility of developing a site to re-house the Bognor Regis Museum. The ADC was asked to indicate support for the bidding for funding from the Sea Change Programme which was required for the bid to be placed. The Sub Committee indicated general support but requested a brief report to be presented for consideration to enable a formal recommendation to be put forward at the next Full Council on 2 March 2009.</i> ○ 2 March 2009 - <i>Sub Committee received full report and recommended to Full Council that support be pledged to the bid, particularly through the Bognor Regis Task Force. To be decided by Full Council on April 15th.</i>

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

St Modwen

Regis and Hothamton sites

- **Latest Position**
 - **2 March 2009** – Review of St Modwen proposals and timetable for the development of the Regis and Hothamton sites was presented to the Bognor Regis Sub Committee. Proposals accepted by Sub Committee with recommendations made to Full Council for approval (April 15th).
 - **17 Feb 2009** - Review of St Modwen proposals and timetable for the development of the Regis and Hothamton sites to be presented to the Bognor Regis Sub Committee.

- **Legal agreements** (Development Agreement, Head Lease and Compulsory Purchase Order Indemnity)
 - Completed
 - **5 December 2007** - Signing Event at Town Hall
 - Full Council had previously resolved to:
 - **13 September 2007** - Enter into Development Agreement
 - **18 July 2000** - Accept the St Modwen responses to Council conditions 7
 - **6 June 2007** - Accept the conclusions of the Locum Entertainment Provision Study
 - **3 January 2007** - Accept the Heads of Terms

- **Entertainment Operator Procurement**
 - **9 July 2008** - Full Council selects Openwide International as the preferred operator for the entertainment provision in the St Modwen development
 - **10 June 2008** - Based on recommendation by Sub Committee
 - **3 April 2008** - Selection process extended to June – allowing the greatest consideration of bids by Arun Arts Limited and Openwide International – agreed at Sub Committee
 - One shortlisted operator (Everyman) in withdrawing from process (due to the process coinciding with review of business pipeline) indicated their willingness to work with in partnership with another bidder on cinema provision
 - **1 April 2008** and **14 April 2008** - Shortlisted operators met St Modwen architects/design team prior to interviews
 - **7 March 2008** - Procurement Group shortlisted for interview 3 of 4 detailed submissions

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

St Modwen: Regis and Hothampton sites (cont)

- received
- From the Expressions of Interest submitted, a short-list of seven operators requested to submit detailed business plans.
- **29 February 2008** - Deadline for short-listed operators extended until
- **19 November 2007** - Assessment Criteria considered at Bognor Regis Sub Committee
- **16 November 2007** – closing date for invited Expressions of Interest
- **24 September 2007** - Bognor Regis Sub Committee agreed to:
 - Use Locum Consulting to drive process
 - Invite Vision Group and Bognor Regis Town Council to be involved
 - Criteria for community provision

- **Reviews of Economic Climate**
 - **22 October 2008** - Council agreed to review development feasibility with St Modwen – review to be completed March 2009
 - **8 September 2008** - St Modwen proactively engaged with Task Force to produce report for the September BR Sub Committee that assessed how the current economic climate was impacting upon the delivery of the scheme. Sub Committee recommended that another review be conducted by March 2009, reassessing the changing climate.

- **Development Progress**
 - Transport study framework agreed
 - Arun looking at Fitzleet Car Park enhancement options prior to agreeing programme with St Modwen
 - Initial site survey undertaken
 - Ecological Assessment initiated
 - Environmental Impact Screening and Scoping applications being dealt with the District Council.
 - St Modwen has opened discussions with the University and WSCC re library opportunities

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

- Planning meetings held with St Modwen planning team
- Monthly project meetings with St Modwen ongoing
- **Consultation on Design Proposals**
 - Feedback report from public consultation now available on website
 - **3 April 2008** - St Modwen consultation response delivered to BR Sub Committee 3/4/08
 - **24-26 January 2008** - Public exhibition in Bognor Regis town centre (Methodist Church) – attracted 2,200 people over three days
 - **18 February 2008** - Report about proposals considered by BR Sub Committee
 - **21 January 2008** - Stakeholder meeting with St Modwen

Policy Site 6

Felpham

- Three major applications and three minor applications received from Barratt Homes and David Wilson Homes:

Major

- **2 May 2008** withdrawn by applicant - FP/52/08 - Reserved matters housing phase D, 121 dwellings
- **17 September 2008** - FP/251/07 - Reserved matters housing phases A-C, 464 dwellings - application was DEFERRED by DC Committee on 2 April 2008, RESOLUTION TO APPROVE at the DC Committee Meeting on 19 May 2008. Waiting on signing of Deed of Variation with landholder for completion of approval
- **19 March 2008** - FP/220/07 - Reserved matters application for the relief road at Felpham (2.5kms) received a RESOLUTION TO APPROVE at DC Committee. Awaiting sign off by Highways before consent can be issued

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

Minor

- **12 December 2008** - FP/244/07 - Temporary site access via Flansham Lane (FP/244/07) APPROVED by DC Committee. *Developer likely to start in spring 2009*
 - **9 April 2008** - Advertisement Application FP/265/07A, which has recently been renumbered as Y/10/08/A. Approved DC Committee*
Application Y/17/08 for the erection of a temporary sales area for 12 months, close to Flansham Lane and Hoe Lane.*
- these two minor applications are handled by Arun's main Planning Team

Other Events

- Approved vegetation clearance commenced
- Legal process being undertaken for changes to footpath routes. Consultation on changes due to be undertaken before November 2008
- Two public consultations on pre-application plans held at St Mary Centre during summer 2007, attracting over 1000 people
- Land purchase completed by Barratt Group in spring 2007

North Bersted

- Five planning applications received for North Bersted. Four from Berkeley Homes and one from Persimmon Homes:
 - **24 September 2008** - BE/64/08 – temporary site access on behalf of Persimmon Homes. *Approved with conditions at Development Control*
 - **24 June 2008** DC Committee - BE/37/08 - western section of the Bognor Regis Northern Relief and associated engineering, landscaping & drainage works. RESOLUTION TO APPROVE.

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

23 July 2008 DC Committee - BE/23/08 housing phases 2 and 3 for 181 dwellings (Berkeley Homes). RESOLUTION TO APPROVE.

- **16 April 2008** DC Committee - BE/7/08 - Reserved matters, housing (the Persimmon Homes phase) for 216 dwellings. RESOLUTION TO APPROVE

19 February 2008 DC Committee - BE/131/07 – Reserved matters, housing Phase 1 for 100 dwellings (Berkeley Homes). APPROVED

- **6 February 2008** DC Committee - BE/157/07 - Temporary site access - APPROVED

Other Events

- **August 2007 and January 2008** - Public consultation on pre-application plans held by Berkeley Homes at Chalcraft Lane Community Centre
- **November 2007** - Ditto Persimmon Homes in

- **Policy Site 6 Advisory Group**

- *Management of Group transferred to Planning.*
- **10 July 2008** - In light of current progress with developments and current requirements for comment the Advisory Group has decided to move to bi-monthly meetings in the short term
- Regular consultation sessions with potential developers
- **March 2007** - Monthly meetings from March 2007
- Partners consulted and agreed on Terms of Reference
- **26 February 2007** - Terms of reference agreed at Cabinet
- Group reformed

Policy Site 6 - Commercial

- Planning application BE/1/08 submitted by ASDA (partial site landowner) for retail and 'enabling' phase of business park

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
Allocation at Oldlands Farm	<ul style="list-style-type: none">○ 19 December 2009 - <i>Planning permission refused for Asda store</i>○ December 2008 - Expected to be heard by DC Committee○ Consultations and publicity have been undertaken○ 2-3 November 2007 - ASDA held pre-application public exhibition at Regis Centre to promote their proposals for the site○ <i>Development Control Committee refused the application at its December meeting.</i>○ December 2008 - By agreement with ASDA, application to DC Committee <ul style="list-style-type: none">● ASDA's agents produced programme proposals for bringing the site to fruition<ul style="list-style-type: none">○ 15 October 2007 - Cabinet agreed to continue dialogue with ASDA○ 10 September 2007 - Council met with representatives○ 5 September 2007 - Report received (with appendices 6 September 2007)○ 12 March 2007 - Cabinet considered implementation route:<ul style="list-style-type: none">▪ agreed that CPO to be pursued if site owners unable to develop within Councils regeneration aims, as set out in Local Plan▪ confirmed to landowners retail <u>not</u> acceptable in Local Plan or other regeneration objectives
LEC – Southern Site	<ul style="list-style-type: none">● December 2008 - <i>Applications for site submitted by SDLL and Sainsbury's. Two applications to cover the whole site, with one Masterplan</i>● Sime Darby announce agreement to pursue joint development with Sainsbury● 20-22 November 2008 - Sime Darby/Sainsbury staging public exhibition of proposals● Development Brief for mixed-use development of site agreed by Council<ul style="list-style-type: none">○ 7 July 2008 - Cabinet approve Development Brief by landowners Sime Darby○ 21 April 2008 - Sime Darby present feedback from consultation process to BR Sub Committee○ 3 April 2008 - Consultation follow-up meeting between Council officers and Lec representatives

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
University of Chichester	<ul style="list-style-type: none">○ In Spring 2008, ADC received further technical studies (that inform the development brief) for peer review at Arun○ 3 March 2008 w/c - Consultation response received○ 6-7 February 2008 - Public Exhibition of development brief proposals took place at Regis Centre○ 17 December 2007 - Representatives presented development brief proposals to ADC and BRTC Members○ September and October 2007 - ADC received some technical studies (that inform the development brief) for peer review at Arun. <ul style="list-style-type: none">● Ongoing positive discussions held between Council and Sime Darby (landowners) regarding the approach to a potential development on the southern site, in line with the aspirations of both parties● Arun has provided advice on procedures and content for a potential development brief, including legal agreement matters● Arun has recommended Sime Darby contact SEEDA Regional Design Panel in this process● Sime Darby agreed to representation on the Bognor Regis Regeneration Board● Developer/occupier interests passed to Sime Darby● Meetings have taken place between the land-owner and planning in preparation for the planning application. <ul style="list-style-type: none">● 12 January 2009 - <i>Support for University expansion plans for Bognor Regis Site to be recommended by Sub Committee</i>● 12 January 2009 - Arranging supporting information and commitment to assist with University application for HEFC funding bid. Report to BRSC● Arranging coordinated response and programme for the development of a site Masterplan for the University's Bognor Regis campus● Discussions underway about community sports enhancements and library coordination opportunities (with WSCC + St Modwen)● 26 November 2008 - <i>Latest Board meeting (Chichester University), presentation from SEEDA on 'Education Led Regeneration' and agreed to proposals from Marketing Sub Group</i>

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
	<ul style="list-style-type: none"> • January 2008 - University publicly announced significant plans for Bognor Regis campus <ul style="list-style-type: none"> ○ £30m campus investment ○ Curricular shift from teacher-training to enterprise, sports, graphic design and music. ○ Greater student presence on campus – 2000 by 2016 • 17 December 2007 - Vice-Chancellor presented plans to ADC and BRTC Members • Announcement based on evaluation of opportunities for land use <ul style="list-style-type: none"> ○ Draft study completed by WSCC ○ 2007 - Consultants (KPMG) examined University 'offer' for BR campus • University represented on the Bognor Regis Regeneration Board
Bognor Regis Community College	<ul style="list-style-type: none"> • Jan 2009 - <i>Site works commenced</i> • Approval for £45 million rebuild by 2010. • Proposals circulated for amalgamation of on site Junior and Infant schools. • Re-emphasised need to maximise community benefits and transformation opportunities alongside educational benefits – emphasised again but with the additional need for youth provision
Butlins	<ul style="list-style-type: none"> • February 2009 - <i>Construction underway on 200 bedroom spa hotel for completion in 2009 and bookings now being taken.</i> <ul style="list-style-type: none"> ○ part of wider long-term strategy to replace all chalet accommodation. ○ 9 April 2008 - Approval granted by DC Committee ○ Planning application submitted start 2008 • June 2008 - Regeneration Board meeting and hosted by Bourne Leisure • 17 April 2008 - New 125 year lease signed by Council and Bourne Leisure <ul style="list-style-type: none"> ○ Secretary of State approval received for new lease arrangements ○ New lease agreed between Council and Bourne Leisure ○ 12 March 2007 - Cabinet agreed to consider valuation & release. Details to be finalised.
Morrisons	<ul style="list-style-type: none"> • November 2008 - Meeting with Morrisons - <i>Morrisons assessing future requirements and plans for store on current site.</i> • Commitment to stay in Bognor Regis

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
Seafront Strategy	<ul style="list-style-type: none"> • Contact being made regarding their immediate and long term plans to coordinate with Fitzleet improvements and Hothampton development • Seafront Strategy <ul style="list-style-type: none"> ○ 6 April 2009 – <i>Final draft of Seafront Strategy to be presented to Bognor Regis Sub Committee on 6 April.</i> ○ 2 March 2009 – <i>Proposal for research conducted by Butlins, University of Chichester and Arun District Council into the development of a watersports centre was presented to the Bognor Regis Sub Committee. Sub Committee recommended to Cabinet that £20,000 be released to co-fund this research. Decision to be made on 23 March 2009.</i> ○ 21-22 November 2008 - <i>Public consultation event with a preview for Members on the evening of 20 November. Around 400 + member of public attended and over 170 written responses received to ideas proposed</i> ○ 30 September 2008 - <i>Initial findings and suggested options were presented to Stakeholders and was very well received.</i> ○ June 2008 - <i>scoping proposals to Cabinet</i> ○ <i>Cabinet supported proposals and EDAW commissioned to take forward work with Arun officers and other stakeholders.</i> ○ January 2008 - <i>Draft report due for editing</i> •
Marina	<ul style="list-style-type: none"> • Agreement to Marina progression to go to 'back burner'. • Report in Cabinet Forward Plan – to consider partnership & procurement route • First draft of Development Brief framework document circulated to technical partners; WSCC, SEEDA, EA, Crown Estates and Arun.
Covers	<ul style="list-style-type: none"> • Discussions opened regarding their plans and aspirations
Miscellaneous	<ul style="list-style-type: none"> • Draft Developer and Partner Charter <ul style="list-style-type: none"> ○ Lever sustainable and social regeneration outcomes from physical <i>projects</i> <ul style="list-style-type: none"> • 17 November 2008 - Meeting held to finalise commitments and prepare for launch early

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
	<p>2009</p> <ul style="list-style-type: none">• Further meetings currently being scheduled• May/June 2008 - Produced and agreed in principle with seven major developers and education and skills partners in <ul style="list-style-type: none">• Transport Masterplan for Bognor Regis<ul style="list-style-type: none">○ March 2009 – Good progress made in Transport Masterplan, <i>draft anticipated in readiness for H & T consideration & subsequent wider consultation May/June</i>○ Initial information gathering exercise staged with JWAAC H & T Sub Group○ 24 September - Cross authority meeting set to ensure all necessary officers are informed and included○ This will analyse the impact of all possible developments coming forward and completing on the transport infrastructure:<ul style="list-style-type: none">▪ scoping agreed with WSCC as partner• Car Parking Strategy<ul style="list-style-type: none">○ 2 March 2009 - Updated position regarding Car Parking Strategy to be presented to Bognor Regis Sub Committee. Final strategy expected May/June 2009.○ 27 November 2008 - <i>Survey with permit holders undertaken, survey with other car park users took place. Draft report expected January 2009</i>○ Cross authority Officer working party established and meeting with consultants beginning October 2008○ August 2008 - Proposals for preparation of Car Parking Strategy to Cabinet – <i>Approved</i>○ Subsequent commissions eg Seafront Strategy and Transport Masterplan (see below) identified need for Car Parks Strategy for whole regeneration area for during and post construction○ April 2008 - Temporary car parking arrangements (during St Modwen construction) – initial report to Car Parks WP• Train Station Proposals<ul style="list-style-type: none">○ 12 January 2009 - <i>Sub Committee received a presentation from Mr Paul Beckerson relating to the</i>

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

Bognor Regis Town Council plans to progress work on assessing the feasibility of developing a site to re-house the Bognor Regis Museum. The ADC was asked to indicate support for the bidding for funding from the Sea Change Programme which was required for the bid to be placed. The Sub Committee indicated general support but requested a brief report to be presented for consideration to enable a formal recommendation to be put forward at the next Full Council on 2 March 2009.

- **2 March 2009** - Sub Committee received full report and recommended to Full Council that support be pledged to the bid, particularly through the Bognor Regis Task Force. To be decided by Full Council on April 15th.

- **General Enquiries/Press Releases/Funding**

- **AIF funding** agreed for:
 - Policy Site 6 Commercial Land Development Brief
 - Bognor Regis Transport Study Update (to inform plans and needs arising from St Modwen proposals)
 - Public Realm guidance update – initial scoping during April, including discussions with St Modwen
- Lord Mawson, representing his 'One Church, One Hundred Uses' regeneration agency has contacted the Task Force to discuss involvement in the town's regeneration programme, having a successful background in such work (eg Bromley-by-Bow centre)
- **October 2007** - Property Week visited. Article published November
- **4 May 2007** - Article promoting Bognor Regis Daily Mail

Bognor Regis Regeneration Position Statement – 26 March 2009

Site

Position and Comments

<p>Bognor Regis Regeneration Task Force</p> <p>Bognor Regis Regeneration Task Force</p>	<p>In addition to many informal discussions with interested third parties looking to invest or develop their interests further in Bognor Regis, Richard McMann, Coordinator and others in the Task Force have made presentations to:</p> <p>National</p> <ul style="list-style-type: none">○ January 2009 - Invitation to represent BURA & coastal authorities at Westminster meeting with HCA & MPs○ October 2008 - BURA Coastal Housing Summit○ 30 January 2008 - South Lakeland Council○ 1 May 2008 and 23 June 2008 - Suffolk Coastal District Council○ 11 December 2007 - BURA –Seaside Network Seminar – London○ 3 March 2007 - British Urban Renewal Association (BURA) National Conference <p>Regional & County</p> <ul style="list-style-type: none">○ Representation at SE Plan EIP○ Joint Western Area Advisory Committee - <i>as a standing item</i>○ Local Skills Partnership○ 18 June 2008 - Worthing Borough Council○ August 2008 - Burgess Hill Town Council <p>Local</p> <p><u>Regular Representation</u></p> <ul style="list-style-type: none">○ 5 Towns Network○ Bognor Regis Community College (Building Schools For The Future)○ Bognor Regis Town Council○ University of Chichester○ Primary Care Trust
--	--

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
	<p data-bbox="660 196 763 228"><u>Ad-hoc</u></p> <p data-bbox="562 268 636 300">2008</p> <ul data-bbox="611 347 2018 1007" style="list-style-type: none"><li data-bbox="611 347 1951 411">• Offered presentation opportunity to Bersted Parish Council – awaiting response from Parish Council<ul data-bbox="707 459 2018 1007" style="list-style-type: none"><li data-bbox="707 459 2018 491">○ 12 and 17 December 2008 – Updating seminars for Arun, Town Council and WSCC staff<li data-bbox="707 496 1491 528">○ 8 December 2008 – Updating seminar for Members<li data-bbox="707 533 1541 564">○ 24 November 2008 - Bognor Regis Churches Together<li data-bbox="707 569 1715 601">○ 8 October 2008 – Public Meeting held at Butlins Conference Centre<li data-bbox="707 606 1715 638">○ 5 August 2008 – for Seafront Strategy, Bognor Regis Town Council<li data-bbox="707 643 1128 675">○ 18 July 2008 - Keats Club<li data-bbox="707 679 1509 711">○ 17 July 2008 - University of Chichester Sports Forum<li data-bbox="707 716 1704 748">○ 2 July 2008 - West Sussex Economic Partnership Transport Group<li data-bbox="707 753 1173 785">○ 24 June 2008 - CiVic Society<li data-bbox="707 790 1868 821">○ 16 June 2008 and 14 July 2008 - Aldwick Parish Council for Seafront Strategy<li data-bbox="707 826 1240 858">○ 27 March 2008 - BRighter Bognor<li data-bbox="707 863 1547 895">○ 27 February 2008 - Sussex By The Sea Tourism Forum<li data-bbox="707 900 1498 932">○ 26 February 2008 - Arun Tenants and Leaseholders<li data-bbox="707 936 1323 968">○ 19 February 2008 - West Meads Ladies<li data-bbox="707 973 1256 1005">○ 14 January 2008 - Rife Social Club <p data-bbox="660 1121 734 1153">2007</p> <ul data-bbox="707 1161 1722 1337" style="list-style-type: none"><li data-bbox="707 1161 1352 1193">○ Chichester University Management Group<li data-bbox="707 1198 1480 1230">○ 12 December 2007 - Felpham Community College<li data-bbox="707 1235 1722 1267">○ 28 November 2007 - Business Futures (at University of Chichester)<li data-bbox="707 1272 1346 1303">○ 16 November 2007 - Royal Norfolk Hotel<li data-bbox="707 1308 1256 1340">○ 13 November 2007 - Shopmobility

Bognor Regis Regeneration Position Statement – 26 March 2009

Site	Position and Comments
	<ul style="list-style-type: none">○ 1 November 2007 - Primary Care Trust - Regis Practice Based Commissioning Locality Meeting○ 19 October 2007 - Citizens Advice Bureau○ 18 October 2007 - West Sussex Library Services○ 16 October 2007 - Bognor Regis 21○ 16 October 2007 - Felpham Parish Council○ 15 October 2007 - Bognor Regis Ltd○ 10 October 2007 - Bognor Regis Concessionaires○ 3 October 2007 - Felpham Methodist Church○ 1 October 2007 - Hotham Arts Trust○ 10 September 2007 - Bognor Regis Visitor Strategy Group○ 9 July 2007 - Aldwick Road Business Partnership○ 19 June 2007 - Bognor Regis Limited○ 21 May 2007 - Bognor Regis Chamber of Commerce○ 15 May 2007 - Bognor Regis Rotary Club, Durban Road Industrial Estate (owners and occupiers)