

Your questions answered

Regeneration of the Regis Centre and Hothampton sites in Bognor Regis

December 2007

1. THE DEVELOPMENT TEAM

Who is St Modwen?

St. Modwen Properties Plc (St Modwen) is a regeneration specialist operating in all sectors of the property industry, focusing on town centre regeneration, brownfield land renewal and heritage restoration.

St Modwen works extensively in partnership with private and public sector organisations, continually mindful of the impact of its developments on the communities in which they operate. More information can be found at www.stmodwen.co.uk

How and why was St Modwen chosen as preferred developer?

St Modwen was unanimously chosen as the preferred developer of the Regis Centre and Hothampton sites by Arun District Council in July 2006 after a developer competition and extensive public consultation. St Modwen was chosen on the strength of its proposals to deliver an exciting and comprehensive mixed use scheme.

What is the role of the Council in bringing forward this redevelopment?

The Council, with the support and participation of a wide range of parties, produced a masterplan for Bognor Regis in 2004 which identified a range of development opportunities for the town. From this, the opportunity to develop the Regis Centre and Hothampton sites was promoted. After a comprehensive process, St. Modwen was selected by the Council and all other consulted groups, as the 'Preferred Developer' of the two council owned sites.

What other companies and organisations are involved?

St Modwen has appointed an extensive team of expert consultants to assist in the delivery of the two sites,

including:

Architects: KSS Design Group

Landscape Architect: Hyland Edgar Driver

Leisure & Entertainment Consultant: Locum Consulting

Planning Consultant: Cushman & Wakefield

Highways and Transport Consultant: Halcrow Yolles

Community Relations Consultant: M&N Communications Ltd

Who do I contact for further information?

St Modwen has appointed M&N Communications as Community Relations Consultant and they are on hand to answer any questions you may have about the scheme or direct enquiries to the appropriate person.

Please contact either **Jo Sistern** or **Natalie Moore** at M&N Communications on **01483 415 915** or **j.sistern@mncommunications.co.uk** or **n.moore@mncommunications.co.uk**

For Arun District Council, please contact either **Richard McMann 01903 737959** **richard.mcmann@arun.gov.uk** or **Harriet Shelley 01903 737606** **harriet.shelley@arun.gov.uk**

2. THE DEVELOPMENT SITES

Where are the sites that form part of St Modwen's regeneration proposals?

The two sites, as identified in the masterplan adopted by Arun District Council in 2004, are the 'Leisure Heart' site, now referred to as the Regis Centre and the 'Healthy Living' site now referred to as the Hothampton site. The Regis Centre site is located between Clarence Road, Belmont Street and the seafront. The Hothampton site is located west of London Road and bounded by Queensway, West Street and Steyne Street.

Why is regeneration necessary?

Although the town has a great number of redeeming features, Bognor Regis, like many coastal towns, faces a range of challenges too. These include the need to raise average wages, increase education and skill levels, provide affordable and attractive housing, offer modern and appropriate facilities for businesses and promote increased investment and spending in the town.

What is proposed for each site?

Regis Centre site

Current proposals include: a 'destination' film and performance venue (see Section 6 – Entertainment Centre), bowling alley, shops, restaurants, cafés/bars, residential, and extensive works to the Promenade and pedestrianised Esplanade.

Hothamton site

Current proposals include: a new health centre, office and retail units, library, relocated Citizens' Advice Bureau and Shopmobility, residential and extensive public realm works.

How does this project fit in with the wider regeneration of Bognor Regis?

There is £500m worth of regeneration projects in the pipeline for Bognor Regis. Whilst each of the individual development proposals has its own value, it is the collective impact of them all that will address the challenges that Bognor Regis faces.

Who is funding the project?

The total investment value is likely to be around £100m, and will be funded by St Modwen. Grants from Central and Local Government and other bodies may also be available for particular aspects of the scheme.

What will happen to the existing buildings on the two sites?

To allow the masterplan to be brought forward for maximum regeneration benefits, the current proposals require the removal of the Regis Centre, the current health centre and other small buildings on the Hothamton site.

3. THE DEVELOPMENT AGREEMENT

What is the Development Agreement and what is its purpose?

The Development Agreement is the main agreement between St Modwen and Arun District Council that will set the framework for the regeneration project to be taken forward along with the commercial and financial arrangements between the two parties. The agreement, though not prescriptive in terms of the form and nature of the development, marks a pledge by St Modwen and Arun District Council. This pledge marks the delivery of key elements and ingredients from the masterplan, the Marketing and Development Brief produced by the Council for the sites, and St Modwen's successful proposal submitted in 2006. It sets out the requirement for St Modwen to adhere to the strict guidelines laid out by the Council for Stakeholder and Community Involvement as part of the planning process.

4. CONSULTATION

What consultation has already been undertaken to get to this stage?

Arun District Council carried out extensive public and stakeholder consultation in 2003 and 2004 to consider what uses should be included on both the Regis Centre and Hothamton sites. Based on the responses, a Development Brief was drafted, further consulted on and was subsequently approved by both the Council and a number of local representative stakeholder groups. In Spring 2006 the Council also consulted widely, including the public, on the choice of preferred developer. This led to the unanimous selection of St. Modwen.

How has earlier consultation shaped St Modwen's current proposals?

The building uses in St Modwen's initial designs are those that were included in the community-approved Development Brief that has already undergone extensive public consultation and approval.

In progressing the design development, St Modwen has taken into account the views expressed during both the consultation process, and ongoing discussions with numerous parties and key stakeholders.

Will the public get its say on the proposed schemes?

Yes. St Modwen is committed to extensive, community-wide public consultation to help develop proposals for the two sites. There will be two public consultations before the planning applications are submitted. The first will be in January 2008.

Once the feedback from this initial public consultation has been assessed by the professional team, the proposals will be amended to reflect the best possible design solutions. Further public consultation on the amended proposals will then take place in spring 2008.

What will St Modwen be consulting on in its first public consultation?

This initial consultation will cover items such as height, use, massing of buildings, proposals for The Esplanade/Promenade and highway options amongst many other topics.

How will the community express its comments?

During the consultation process, the community will be able to feedback their comments directly to St Modwen and its consultation team at a public exhibition to be held over a number of days. In addition, there will be feedback forms available at the exhibition or online via a special dedicated website. All the comments received will be read thoroughly and carefully considered by the design team. St Modwen will report back to the community after each major public consultation to show how its proposals have evolved in response to the consultation process.

Is the consultation process over after the application's submission?

No - once the planning application has been submitted, a further period of statutory consultation will be undertaken by Arun District Council before any planning permission is granted.

5. BENEFITS TO LOCAL PEOPLE

What benefits will the regeneration bring to the seaside economy?

The regeneration programme for Bognor Regis is intrinsically linked to addressing the challenges detailed earlier.

Specifically, the development will deliver new jobs, a vibrant mix of leisure, retail and entertainment attractive to residents and visitors alike, and a new community. This will all help to increase footfall within the town whilst generating more business and consumer spend.

These improvements to the town centre and seafront will create a place where people will want to spend their time and the profile of Bognor Regis will be raised as a great place to live, to work and to visit.

How many jobs will be created as part of the construction phases?

St Modwen currently estimates that approximately 80 new jobs will be created in the building of the new schemes, however this figure is dependent on the final scheme design and context. St Modwen's policy is to use local suppliers wherever possible and local businesses will be invited to submit tenders for the various work involved.

How many jobs will there be for local people when the new buildings are open?

St Modwen currently estimates that 50-60 jobs will be created for local people, across both sites. However, this is again dependent on the final scheme design and context.

How much increased spending in local businesses/shops is expected as a result of the completed new developments?

It is currently estimated that the regeneration of the two sites could produce around £3-5m a year in increased spend in the local area, dependant on the final scheme design and context. It is estimated that regeneration for Bognor Regis as a whole could bring up to 500,000 new customers, shoppers and visitors to the town per annum.

6. ENTERTAINMENT CENTRE

What will happen to live entertainment provision in Bognor Regis?

Locum Consulting's Entertainment Provision Report recommended that the scheme should include a 'destination' venue, with cinemas and a flexible space that can be used for drama performances and live music, as well as provide a space for other uses such as conferences and galleries. This provision is in line with Arun District Council's original Development Brief, which stated that the chosen developer would have to deliver a new entertainment and leisure provision.

What progress has been made to find an operator for the entertainment centre?

St Modwen's team has been promoting the opportunity to manage the facility to leisure operators, both locally and nationally. A number of 'Expressions of Interest' have been received and a shortlist of operators nominated by a selection board (consisting of St Modwen, Arun District Council, Bognor Regis Town Council, The Vision Group and Locum Consulting).

Proposals are now being prepared by the shortlisted parties in response to a detailed brief prepared by the selection board. The brief requires that the operators demonstrate how they would provide for live performance, alongside a wide range of other activities, delivering a financially self-sustaining Entertainment Centre. It is hoped that an operator will be identified by spring 2008.

In the light of the Locum Report, what will happen to the Beach Building?

The 'Beach Building', as it is known, was an integral part of St Modwen's original submission to Arun District Council and St Modwen is still fully committed to the presence of this building although its final use has not yet been determined. The current proposals are that it could comprise a restaurant(s) or other leisure uses.

7. COMMUNITY USES

Will the current library be included in the proposals and how will that be decided?

St Modwen's original submission included the provision of a new library on the Hothampton site. St Modwen and the Council are in discussions with the library's operator (West Sussex County Council) regarding its options and it is hoped that further information will be available early in 2008.

What other 'community uses' are intended?

Many of the proposed uses at the Hothampton site can be regarded as 'community', including the new health centre, possible library, County Council offices, relocated Citizens' Advice Bureau and Shopmobility. In addition, the community as a whole will benefit from the extensive public realm and landscaping works across both sites and beyond.

8. RESIDENTIAL

How much of the new regeneration proposals will be made up by residential units?

Residential accommodation is included on both sites although at present the number of units and height of buildings has yet to be confirmed. This will evolve as part of the design development and consultation process to ensure that the scale and numbers involved are appropriate to the sites. The scheme will include an appropriate mix of affordable homes for first time buyers and individuals/families on lower incomes as well as private market housing.

9. HIGHWAYS AND PUBLIC REALM

Why is the closure of The Esplanade included in the proposals?

The re-connection of the sea to the town centre was at the heart of St Modwen's proposals last year. This initiative will bring wide ranging benefits to the town centre as a whole. In particular, it will enable the re-emergence of Bognor Regis as a destination with a variety of spaces on the seafront, offering a range of leisure activities. Further ideas will be presented at the January consultation.

How has St Modwen assessed traffic related issues?

Halcrow Yolles, St Modwen's Highways consultants, have carried out door-to-door transport surveys across 700 households in the Bognor Regis area in order to understand residents' transport and travel habits. This research was in addition to roadside traffic counts and a number of other transport studies, which have all helped St Modwen to understand the town's transport needs. The results of these studies will be fed into a detailed modelling programme to assess the implications of closing The Esplanade on the immediate vicinity, but also on the town centre as a whole.

These models will also look at possible routes for the traffic diverted from The Esplanade. It is hoped that these options will be presented during the consultation in January 2008. This research will inform St Modwen's transport strategy and further feedback gained from future public consultation will also be considered in detail.

Will there be more or less parking overall when the schemes are completed?

When the two schemes are completed there will be more public parking than there is now, in addition to the parking allocation for the new residential units.

10. SUSTAINABILITY AND THE ENVIRONMENT

What consideration has been given to the local environment?

St Modwen and its environmental consultants have been meeting with a number of key stakeholders to discuss environmental issues and particularly sea defences. This is to ensure that any development is both protected from the sea and at the same time enhances the historic seafront.

St Modwen and its team will carry out a complete Environmental Impact Assessment (EIA) to ensure its development is sensitive and sympathetic to its important seafront environment. The EIA will also ensure that measures are put in place to mitigate any negative impacts of buildings and building works.

Buildings will also be designed with energy-efficiency in mind. They will be constructed using the latest environmentally friendly building techniques and with the most appropriate sustainable materials possible.

11. CONSTRUCTION

How will disruption be minimised?

Construction is currently some time away. However, before St Modwen starts on site, a detailed construction programme will be prepared and agreed with the Council. This will ensure that all the work is phased and undertaken as efficiently and with as little disruption to the local community as possible, particularly regarding car park closures and temporary parking provision.

When construction begins, there will be a central contact for the community should they have any issues or questions about the construction programme.

12. TIMETABLE AND NEXT STAGES

How long will the whole development take?

The current anticipated timescales for the whole development are as follows; these may be subject to alteration as the development programme progresses. Any updated planning programmes will be published accordingly.

December '07	Development Agreement signed
January '08	1st public consultation
February '08	Review and amend scheme based on feedback from public consultation
April '08	2nd public consultation
May '08	Review and amend scheme based on feedback from public consultation
Summer '08	Planning application submission
December '08	Planning permission granted
Jan-Dec '09	Site acquisition and road closure process
January '10	Construction starts
2013	Schemes completed