



Committee Manager : Carrie O'Connor (Ext: 37614)

19 February 2015

BOGNOR REGIS REGENERATION SUBCOMMITTEE

A meeting of the Bognor Regis Regeneration Subcommittee will be held in **The Council Chamber, Bognor Regis Town Hall on Monday 2 March 2015 at 6.00 p.m.** and you are requested to attend.

Members: Councillors Bence (Chairman), Hitchins (Vice-Chairman), Bower, Brooks, Mrs Brown, Evans, Mrs Maconachie, Mrs Madeley and Wells.

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of personal and/or prejudicial/pecuniary interests that they may have in relation to items on this Agenda.

You should declare your interest by stating :

- a) the item you have the interest in
- b) whether it is a personal interest and the nature of the interest
- c) whether it is also a prejudicial/pecuniary interest
- d) if it is a prejudicial/pecuniary interest, whether you will be exercising your right to speak under Question Time

You then need to re-declare your prejudicial/pecuniary interest at the commencement of the item or when the interest becomes apparent.

3 MINUTES

To approve as a correct record the Minutes of the meeting held on 10 December 2014 (attached).

4 ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES

5 BUSINESS SUPPORT AND ENTERPRISE IN ARUN

This report is to bring Members up to date with the range of activities taking place to support businesses and enterprise across the district.

6 ENTERPRISE BOGNOR REGIS

The purpose of this report to is update Members on the detail and progress of Enterprise Bognor Regis and the next steps in its development.

7 HOTHAM PARK CAFE PROJECT, BOGNOR REGIS

The purpose of this report is to update Members on the progress for this project and ancillary works within the Park

8 BEACH ON THE BEACH PROJECT, BOGNOR REGIS

The purpose of this report is to update Members on the concept detail, delivery route and progress for this project which seeks to provide a new attraction on Bognor Regis seafront.

9 BOGNOR REGIS REGENERATION POSITION STATEMENT

The Bognor Regis Position Statement is attached for consideration by the Subcommittee

(Note: *Indicates report is attached for all Members of the Subcommittee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager or from the Council's web site at www.arun.gov .

Note: Members are also reminded that if they have any detailed questions, would they please inform the Chairman and/or relevant Lead Officer in advance of the meeting).

Subject to approval at the next meeting

BOGNOR REGIS REGENERATION SUBCOMMITTEE

10 December 2014 at 6.00 pm

Present: - Councillors Bence (Chairman), Hitchins (Vice-Chairman), Brooks, Mrs Brown, Evans, Mrs Maconachie, Mrs Madeley and Wells.

Councillor Maconachie was present for part of the meeting.

8. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Bower.

9. DECLARATIONS OF INTEREST

The Monitoring Officer has advised Members of interim arrangements to follow when making declarations of interest. They have been advised that for the reasons explained below, they should make their declarations on the same basis as the former Code of Conduct using the descriptions of Personal and Prejudicial Interests.

Reasons

- The Council has adopted the government's example for a new local code of conduct, but new policies and procedures relating to the new local code are yet to be considered and adopted.
- Members have not yet been trained on the provisions of the new local code of conduct.
- The definition of Pecuniary Interests is narrower than the definition of Prejudicial Interests, so by declaring a matter as a Prejudicial Interest, that will cover the requirement to declare a Pecuniary Interest in the same matter.

Where a Member declares a "Prejudicial Interest" this will, in the interests of clarity for the public, be recorded in the Minutes as a Prejudicial and Pecuniary Interest.

Councillors Brooks and Wells declared a general personal interest in the items on the agenda as members of the Bognor Regis Pier Trust.

10. MINUTES

The Minutes of the meeting held on 1 September 2014 were approved by the Subcommittee as a correct record and signed by the Chairman.

Subject to approval at the next meeting

11. POLICY SITE 6 ADVISORY GROUP – 14 AUGUST & 8 OCTOBER 2014 [Exempt – Paragraph 3 – Information Relating to Business Affairs]

The Chairman agreed that the notes of the above meetings could be circulated to Members as a matter of urgency to enable Members to be updated on various matters relating to Policy Site 6.

12. PRESENTATION BY THE BOGNOR REGIS TOWN CENTRE MANAGER

The Chairman welcomed Mr Toyubur Rahman to the meeting, who was in attendance to give a presentation on his role as the Bognor Regis Town Centre Manager

Mr Rahman advised that the role focused entirely on the town centre and that he worked with the public/private partnership that had been established to improve the vision for Bognor Regis. He had made contact with many businesses and individuals in the town to hear their views and comments and was pleased to advise that many were fully supportive, including Butlins and the University of Chichester. He outlined some of the plans for the future and also gave a summary of projects that had been undertaken to date. The aspiration was for Bognor Regis to become a premier seaside town which could embrace modernity.

The Chairman thanked Mr Rahman for his brilliant presentation and enthusiasm and Members then participated in general discussion on a number of issues which included:-

- Upgrading of the CCTV in the town centre to reduce vandalism, anti-social behaviour, etc
- Measures to increase footfall, which would encourage companies to invest in the town
- The need for Bognor Regis to have a thriving night time economy
- How the free car parking scheme had benefited the town

13. BOGNOR REGIS REGENERATION POSITION STATEMENT

The Economic Development Manager (EDM) presented the Position Statement and comment was made on the following:-

- **Enterprise Bognor Regis:** The EDM advised that, with Rolls-Royce Motor Cars coming to Bognor Regis, new interest in the site from potential developers had been stimulated. Formal consultation on the Local Development Order would commence early in the New Year and it was anticipated the Order would be made in the middle of 2015, which was good news as it would speed up the planning process.

Subject to approval at the next meeting

Rolls-Royce Motor Cars had recently announced they would be offering 16 new apprenticeship opportunities for young people at their Goodwood plant and the Council would be playing an active role in encouraging local take up of the places.

- **Regis and Hothampton Sites** – Enquiries were being received about the forthcoming consultation and some very exciting ideas were coming forward.
- **Seafront Strategy** – A project working group was being set up to look at the feasibility of developing the Beach on the Beach project. More detail would be provided at the next meeting.
- **University of Chichester** – the outcome of the Coast to Capital bid for Growth Deal funding was still awaited.
- **Town Centre Initiatives** – Comments were made around snagging issues which were still outstanding with regard to the London Road Public Realm Enhancements – these would be resolved under the terms of the contract.

Discussion also took place with regard to the proposed changes to the Traffic Regulation Order (TRO) in place in the London Road precinct. New proposals supported by both traders and public consultation had been put forward, however, the West Sussex County Council process for such changes was very slow. Members requested that officers work with the WSCC officers and the Bognor Observer to remind people that traffic was not permitted in the London Road precinct currently under the terms of the temporary TRO.

A request was made that the Public Realm Committee should be reconvened to enable Members to input into the decision making process. However, due to a number of factors, this was not seen as practical but it was agreed that an informal meeting of the former members of the Committee would be arranged for February 2015 to share with them the detail of the project and to keep them updated with progress.

- **Bognor Regis Regeneration Board** – Next meeting of the Board was scheduled for January 2015.

The Subcommittee noted the remainder of the report.

(The meeting concluded at 7.32 p.m.)

AGENDA ITEM NO.**ARUN DISTRICT COUNCIL****BOGNOR REGIS REGENERATION SUBCOMMITTEE
ON MONDAY 2nd MARCH 2015****PART A : REPORT****SUBJECT: Business Support and Enterprise in Arun****REPORT AUTHOR: Miriam Nicholls DATE: 16th February 2015 EXTN: 37845****EXECUTIVE SUMMARY: This report is to bring members up to date with the range of activities taking place to support businesses and enterprise across the district.****RECOMMENDATIONS**

That the Sub Committee notes the information within the report.

1. BACKGROUND:

A range of business support and enterprise services are delivered across the district. Some are delivered in partnership whilst others are direct delivery. Many are ongoing services which have been running for some time, others are new and there are a number that have yet to start.

A huge knowledge of our local business community has been amassed and this is used to shape the services that are provided.

This report provides a summary of each of the initiatives that are currently running. This will be updated on a regular basis.

2. CURRENT PROJECTS AND SERVICES

2.i. The Arun Business Partnership – this started as the Littlehampton Business Partnership, established to bring local businesses together and to encourage them to be aware of the range, depth and quality of their local business colleagues which, in turn, would mean that they could do business together. After four years of productive networking and learning, the Partnership expanded to include Bognor Regis. Each side of the Partnership met separately twice a year, with joint meetings being held every six months. In December 2006, Arundel officially joined the Partnership and the full Arun Business Partnership was born.

Through the Partnership, strategic links have been made with local education providers, companies and private/public sector organisations. From training events to information dissemination, contact building to contract signing, the Business Partnership helps companies grow by encouraging them to get to know each other and to work together. The Partnership is overseen by a Steering Group made up from local businesses. They

help us to keep the Partnership running in the way that our local businesses wish. This Steering Group is refreshed from time to time.

The Arun Business Partnership delivers a range of services to local companies. These are explained below.

Networking Meetings - four meetings are held each year. They are deliberately informal as businesses tell us they prefer it that way. Venues are generally provided free of charge by local companies and frequently the hosting venue takes the opportunity to showcase their offer in some way. We currently have a list of venues wishing to host meetings. On average 60 businesses attend each meeting and feedback is excellent. Businesses enjoy the relaxed style and new business people particularly enjoy the way in which the networking takes place as it provides them with an easy way to talk with others.

Business of the Year Awards - the Business of the Year event is held each November. Companies are nominated for 18 Awards, each of which is sponsored by a local business or organisation. The Awards are presented at an evening event when around 250 local business people gather to celebrate the achievements of their colleagues. The 2014 event was held at Fontwell Park Racecourse when a capacity crowd of over 200 local business people gathered together to celebrate just a fraction of the success of our local business community.

Monthly E-Newsletter - the e-newsletter goes out to around 3,500 businesses at the beginning of each month. Information is gathered from a range of sources including businesses themselves. Items include everything from reports on visits to local companies to opportunities for grants and awards, special offers and business events being held locally. The aim of the newsletter is to keep companies up to date with what is happening and for them to publicise their news in order that everyone is aware of the range and quality of local companies and the opportunities that are available.

Web Site – www.arunbusinesspartnership.co.uk & Social Media - the current web site was reviewed and refreshed some 2 years ago. It allows companies to add their own details and, if they are located in the district, a full business profile, news, photos and offers. The Partnership has a LinkedIn Group which is regularly used to pass around information and for discussions. The Partnership also has a Twitter account @arunbizpartners.

Worklessness - the Council were the winning bidders in 2013 for a contract to work alongside the Department of Work & Employment in gaining work experience placements for 18-24 year olds. This work was carried out by the company that works alongside Arun to look after the Business Partnership, Connects Media. The DWP were delighted with our approach to the work. All targets were exceeded and we were asked to bid for a second year. That work has now started. The scope has been widened to include all age groups as well as those that have been off work due to health issues and other long term unemployed groups. We were also responsible for pulling together those that undertake this roll across West Sussex to support each other and share contacts and ideas.

Learning Events – a new project about to be started is 'Lunch and Learn'. A series of short, 2 hour maximum, events will be held where businesses will have the opportunity to learn about some aspect of running a business. This will be accompanied by a sandwich and all achieved during a lunch break. The Body Shop has kindly agreed to work on this

with us and is providing the venue and expertise for the first few of these sessions.

2.ii The Coastal West Sussex Skills & Enterprise Group brings together key stakeholders and organisations with an interest in delivering learning and skills, ensuring effective businesses support/engagement and in fostering an enterprise culture. The Business Development Manager sits on this Group.

2.iii Enterprise and Incubation Units - we are working across all areas to provide employment space and specifically premises for smaller and growing companies. Some highlights of this work include:

- The Sainsbury's S106 funding in Bognor Regis allocated a sum of £125 to move forward enterprise projects. The Arun LEAP Project was presented to Cabinet on 19th January and is detailed below.
- As part of a S106 agreement relating to the Morrison development in Wick, Morrison's have agreed to refurbish the existing office block on site and to convert this into an Enterprise Centre. Works to secure this continue.

2.iv The Arun LEAP Project

Business Grants - a scheme to provide grants for businesses has recently been agreed by Cabinet. This will provide small sums to be match funded for start-up or existing businesses in Bognor Regis. It will be a simple application process and grants will be awarded by an external panel.

Apprenticeship Grants - a scheme to provide additional funding for companies to take on apprentices has recently been agreed. This will not be to replace any existing provision but to ensure apprentices are paid a living wage. Again, a simple application process will be created and appropriate colleges will be involved in the programme. Once again, the focus for this programme is Bognor Regis.

Business Support - the final scheme for the Section 106 funding is to provide business support for new and existing businesses in Arun. This will be delivered by the University of Chichester and a programme of support is currently being agreed. Once again, the target area is businesses and/or residents of Bognor Regis.

An update on these projects along with new initiatives will be reported to the Sub Committee on a 6 monthly basis.

3. OPTIONS:

The report is for information only.

4. CONSULTATION:

| Has consultation been undertaken with: | YES | NO |
|----------------------------------------|-----|----|
| Relevant Town/Parish Council | | x |
| Relevant District Ward Councillors | | x |

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| Other groups/persons (please specify) | | X |
| 5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below) | YES | NO |
| Financial | | x |
| Legal | | x |
| Human Rights/Equality Impact Assessment | | x |
| Community Safety including Section 17 of Crime & Disorder Act | | x |
| Sustainability | | x |
| Asset Management/Property/Land | | x |
| Technology | | x |
| Other (please explain) | | x |
| 6. IMPLICATIONS: None | | |

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| 7. REASON FOR THE DECISION: Members are asked to note the report. |
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| 8. BACKGROUND PAPERS: None |
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AGENDA ITEM NO.**ARUN DISTRICT COUNCIL****BOGNOR REGIS REGENERATION SUBCOMMITTEE
ON 2 MARCH 2015****PART A : REPORT****SUBJECT: Enterprise Bognor Regis****REPORT AUTHOR:** Denise Vine , Head of Economic Regeneration**DATE:** 17th February 2015 **EXTN:** 37846**EXECUTIVE SUMMARY:** The purpose of this report is to update members on the detail and progress of Enterprise Bognor Regis and the next steps in its development.**RECOMMENDATIONS:** That the contents of this report be noted.**1. Background**

- 1.1. Enterprise Bognor Regis (EBR) is a 70 hectare commercial and industrial development site located on the northern edge of Bognor Regis that has the potential to accommodate 150 businesses and provide 4000 jobs.
- 1.2. The Arun Local Plan 2011 – 2031 (Publication Version) sets out the Council's vision for the development of Arun up to 2031. It contains strategic and development management planning policies which will shape the future of the area and has identified Enterprise Bognor Regis as a strategic employment site.
- 1.3. The Local Plan strategic objective for Employment and Enterprise is to;

'Strengthen Arun's economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the district through the provision of appropriate employment sites, quality affordable accommodation and the development of business support and partnerships.'

- 1.4. The Coastal West Sussex economy has growth potential and Bognor Regis provides a strong strategic location for a range of employers. Despite this the town and wider coastal area have not always experienced the same levels of growth and business formation as the rest of the sub region. One of the consequences is that the Arun District does not currently support the right type of jobs, in sufficient numbers to retain its own workforce. There are only 0.62 jobs for every person of working age, meaning that a significant number are commuting out to work. The town and the district are not therefore realising the full economic potential of the

existing population, or its attractiveness as a place to live. There are equally few opportunities to employ the students attracted to the University once they graduate and unlike the case with many other university towns, they leave the area.

- 1.5. A lack of high-quality commercial premises – coupled with poor-quality, low-value existing stock has been identified as a key barrier to business growth and workforce retention. This serves to diminish investor interest and end-user demand in the town. A related issue is the reliance on low paid jobs and the lack of knowledge based opportunities that promote a more measured, mixed economy.
- 1.6. Enterprise Bognor Regis (EBR) is an ambitious and potentially transformational project that can meet the future economic growth needs of the area by providing high quality commercial development sites and revitalise Bognor Regis and the coastal area of West Sussex. It is a critical, catalytic part of a wider economic regeneration plan for improving enterprise, skills and living standards in the District.

2. Description of sites

- 2.1. EBR comprises four adjoining sites that can support a mix of business accommodation for advanced manufacturing, warehousing, offices and small business /studio units (B1, B2, and B8 uses). See Appendix 1 for a location plan.

2.2. Site 1 Salt Box_(11.8 ha)

- 2.2.1. This is a clean site that is currently used for arable farming. The Council has granted planning permission (dated 31/07/13) for the construction of a new leg from the BRNRR / A29 roundabout to provide direct highway access to the site but this is only to support the current farming activity. It is hoped that the cost of site infrastructure will be funded by the private sector but a development feasibility gap may arise which would require public sector investment.

2.3. Site 2 Rowan Caravan Park (3.3 ha)

- 2.3.1. Rowan Park is owned freehold by the Council and let until 2032 to the Caravan Club as a mobile caravan park. The site features areas of hard standing and single storey ancillary buildings. There are no known areas of contamination. The Council has agreed with the Caravan Club a change of use on the site in favour of employment land subject to the Tenant's relocation to an acceptable alternative site in Bognor Regis. It is anticipated that this will represent the later phases of development EBR.

2.4. Site 3 Oldlands Farm (23.8 ha)

- 2.4.1. In August 2014 conditional planning permission was granted for the Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This was for the new Rolls-Royce Motor Cars 39,000 sqm

Technology and Logistics Centre. This occupies part of the Oldlands Farm site.

2.4.2. The Council has previously granted outline planning permission (dated 12/02/14) for 25,034 sqm B1 B2 B8 employment development; 4,366 sqm A1 bulky goods retail sales; 1,858 sqm B8 trade counters and 1,858 sqm (No 2) car sales units. Occupation of more than 50% of non B1 B2 B8 uses triggers a requirement for the provision of site infrastructure to facilitate B1 B2 B8 development.

2.5. Site 4 Airfield Park - former LEC site (30.5 ha)

2.5.1. Site 4 is a clean site except for a redundant airstrip and a small area of non-toxic spoil adjacent to the airstrip and associated with the operations of the former LEC Refrigeration Plant. Such legacy matters do not pose a barrier to future development.

2.5.2. An essential component for development of this area is the delivery of the Airfield North/South Link Road between the BNRR/A29 and the A259/Felpham Way. The proposal was included in West Sussex County Council's programme submission for Coast to Capital's Strategic Economic Plan. The cost of the link road is estimated to be £13.6m.

2.5.3. Site 4 has been excluded from the LDO at this time owing to the lack of a link road to the site and the need for further studies. It is expected to form part of a future LDO.

3. Local Development Order

3.1. The Council is currently preparing a Local Development Order (LDO) covering Sites 1, 2 and 3. The LDO will be in place by the end of 2015 and will grant permitted development rights for new business-related development and allow owner-occupiers and developers to benefit from an accelerated and simplified planning process and a reduction in planning application fees.

3.2. There are no conflicts with national planning policy. In fact, the focus on delivering growth conforms with national policy. No sites are designated in a way that is incompatible with development for employment. EBR contains areas of floodplain but feasibility work and consultations to date with the Environment Agency indicate that flood risk can be mitigated satisfactorily.

3.3. Proposed EBR development has been screened by the Council in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the Council has determined that the proposal does not require the submission of an Environmental Impact Statement. Investigative studies to inform the drafting of LDO planning conditions and mitigation requirements are nearing completion.

3.4. LDO Timetable:

- The informal consultation with stakeholders ended on 23rd January 2015.
- A report proposing the LDO will go to Development Control Committee on 25th March 2015.
- The report will be considered by Full Council on 15th July 2015 (Note: Special Full Council may be available in June 2015 if there are sufficient items).
- Statutory consultation will begin soon after the full council meeting.
- Full Council in September 2015 to confirm LDO adoption.

4. Enterprise Zone proposal

4.1. In May 2014 the Council submitted an application for Enterprise Zone Status for EBR to the Coast to Capital LEP. The proposal was supported by the LEP and taken forward to government for consideration. The proposal was well received and is still under consideration. Further recent discussions have taken place and a decision is expected Spring 2015.

4.2. Establishing the Enterprise Zone will allow Coast to Capital and Arun District Council to access the full range of tools available to the public sector to help it address any barriers to private sector investment, for example:

- Tax Increment Financing – to part fund the proposed North/South link road;
- Simplified planning – including the use of Local Development Order to attract developers and investors with the promise of a quick, straightforward and cost-effective planning process;
- Business rate relief and enhanced capital allowances – to attract end-user businesses to locate in Bognor;
- Funding for ultrafast broadband.

5. Transport Infrastructure

5.1. EBR is reasonably served by local infrastructure, notably as a result of the new Bognor Regis Northern Relief Road (BRNRR) currently under construction and entirely funded by private investment. The western section opened in 2014 and has improved access to and from the A259 and to Chichester. The eastern section is due to be completed in 2015 and will improve access to the A259 and Littlehampton. However, there are still issues to resolve to improve the connections with the national highway network. These would be considerably eased by the proposed A29 realignment and improvements to the A27 around Chichester, Arundel and Worthing.

5.2. Addressing the transport infrastructure issues will open up new development land and will remove perceived and real barriers to development. The building of the BRNRR is approaching completion but this only addresses part of the issue. The

A29 realignment is critical to remove both the problems associated with negotiating narrow streets and the delay of queuing for up to 25 minutes to cross the South Coast rail line. An improved A29 (£13m of funding for improvements to this road have recently been awarded) will link directly with the BNRR. Government has also recently confirmed £350m of Funding for improvements to the A27, including a new Arundel by-pass.

5.3. Delivery of the Airfield North/South Link Road will provide wider benefit to the network as well as opening up Airfield Park for future development.

6. Tax Incremental Financing

6.1. Tax Incremental Financing (TIF) was introduced by HMG in the Local Government Finance Act 2012 and enables approved councils in England to borrow investment capital from government for large scale infrastructure projects predicated on future uplift in business rates from within a designated TIF area generated by the enabling investment.

6.2. A TIF project must demonstrate that the enabling infrastructure that unlocks regeneration and sustainable economic growth will generate additional public sector revenue to repay the costs of the enabling infrastructure. It is understood that the agreed repayment period could extend to 25/30 years.

6.3. Currently access to TIF is restricted to a few designated Councils and Enterprise Zones. The council's proposal for Enterprise Zone Status would open up this option.

6.4. Access to TIF would bring confidence to delivering major infrastructure without adding any cost to the public purse as anticipated business rate uplift on first phase development would generate sufficient value to cover initial infrastructure costs or market de-risking investment that might be required.

6.5. The Council has started discussions with the Coast to Capital LEP and BIS to consider the practicalities and suitability of introducing a TIF arrangement for infrastructure investment on the sites and the best mechanism for doing this.

6.6. Access to TIF would provide the Council with a strong workable mechanism for addressing the current development feasibility gap and advancing market viability without incurring long term public liabilities.

7. Occupiers

7.1. In January 2014 the Council was approached by Rolls-Royce Motor Cars who were making initial enquires to identify a suitable site for new businesses premises. They were looking for sites close to their existing Goodwood facility and were considering sites in Chichester and Arun. We were able to suggest two sites within Enterprise Bognor Regis that were suitable and ready for development. They were

working to a very tight timescale and wished to open the new premises within 2 years. Oldlands (Farm) Business Park was selected as their preferred site and planning permission was granted in August 2014 for their new 30,000m² Technology and Logistics Centre.

7.2. The construction is now well underway and on target to be fully operational in early 2016. Ground was first broken in November 2014 and building work started in January 2015.

7.3. The new 30,000m² centre will consolidate three current logistics functions – an inbound warehouse for production parts, a distribution centre and a workshop for car preparation and allow for future expansion. The Centre is ideally situated to take advantage of the forthcoming Bognor Regis Northern Relief Road.

8. Partnership working

8.1. In January 2015 it was announced that the University of Chichester had been awarded £8m to launch a new Engineering and Digital Technology Park at their Bognor Regis Campus. This is part of the Coast to Capital Local Enterprise Partnership's Growth Deal with Government. The new building will be based on the area of land known as the Donkey Field.

8.2. This investment will enable the University to radically extend its academic portfolio to meet national and local government agendas for economic growth by increasing opportunities to grow new businesses and jobs at a local and regional level. The sites close proximity to EBR and business growth aspirations aligns with the vision for EBR to bring new jobs and opportunities for local people and businesses. The council is working closely with the University to ensure the full potential of this opportunity is achieved.

8.3. Through the development of the Engineering and Digital Technology Park the University of Chichester will deliver 500 new science, technology, engineering undergraduate and postgraduate student places per annum in Bognor Regis by 2020

8.4. The new Engineering and Digital Technology Park will include an Institute for Sustainable Enterprise and a Centre for Digital Technology, located in a signature new building with a new prominent gateway entrance. It enables the creation of a Research Centre for Sustainable Operations and Departments of Data Science and Advanced Engineering & Design. These developments will work with and build on the teaching, enterprise and research of the University's existing Business School and Media and Music departments.

8.5. Further to this the Council and private landowners have liaised closely and shared information in contemplation of bringing forward further development. There are no significant or complex land assembly issues acting as a barrier to investment. Recent positive discussions with adjoining landowners have also significantly progressed proposals for the route of the new proposed Airfield

North/South Link Road.

- 8.6. A wide range of other public and private sector partners have been consulted on the proposals and have been actively involved in supporting and taking forward EBR, namely the Bognor Regis Regeneration Board who will also be the mechanism for the governance of the proposed EZ.

9. Steering group

- 9.1. A Steering Group for EBR was set up in 2011 to drive forward and support the delivery of the project. It meets quarterly and is briefed on project progress and identifies areas needing support.

- 9.2. The membership of the group is:

- Chaired by the Director of Coastal West Sussex
- Officers from ADC covering Planning and Economic Regeneration
- An officer representative of West Sussex County Council
- The Bognor Regis Regeneration Board Advisor
- A representative of the University of Chichester

10. Next steps

- 10.1. Council officers will continue to drive forward the successful implementation of EBR. The key priorities will be to:

- Finalise the Local Development Order process so the order can be made and implemented.
- Continue discussions with EBR landowners and support development proposals that align with the councils preferred uses.
- Identify external funding opportunities and mechanisms that may support infrastructure investment and bridge any development feasibility gaps.
- Continue discussions with the Coast to Capital LEP and HMG regarding the Enterprise Zone application for EBR.
- Promote the site(s) as the premier business location in coastal West Sussex

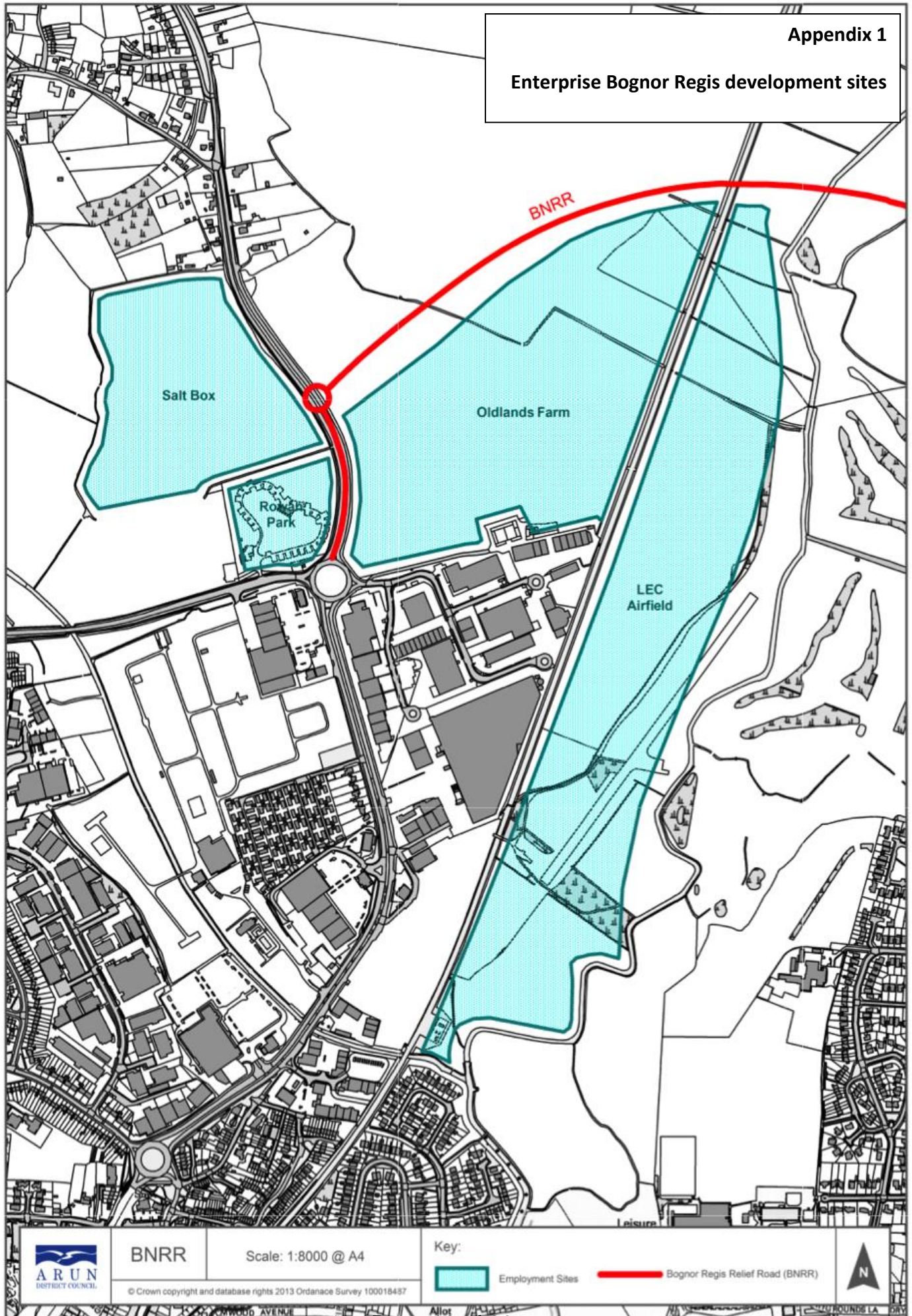
| | | |
|----------------------------------------|------------|--|
| Has consultation been undertaken with: | N/A | |
| Relevant Town/Parish Council | | |
| Relevant District Ward Councillors | | |

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|-----------------------------------------------------------------------------------------------------------------------------|-----|-----------|
| Other groups/persons (please specify) | | |
| 5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below) | | NO |
| Financial | N/A | |
| Legal | N/A | |
| Human Rights/Equality Impact Assessment | N/A | |
| Community Safety including Section 17 of Crime & Disorder Act | N/A | |
| Sustainability | N/A | |
| Asset Management/Property/Land | N/A | |
| Technology | N/A | |
| Other (please explain) | | |
| 6. IMPLICATIONS: This is an information report so there are no implications | | |

7. REASON FOR THE DECISION: This is an information report so no decision is required.

8. BACKGROUND PAPERS:

Enterprise Bognor Regis publicity brochure to be given out at the meeting.



AGENDA ITEM NO.**ARUN DISTRICT COUNCIL****BOGNOR REGIS REGENERATION SUBCOMMITTEE
ON MONDAY 2nd MARCH 2015****PART A : REPORT**

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|--------------------------------------------------------|
| SUBJECT: Hotham Park Café Project, Bognor Regis |
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| REPORT AUTHOR: Caroline Gosford | DATE: 11 th February 2015 | EXTN: 37854 |
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| EXECUTIVE SUMMARY: The purpose of this report is to update Members on the progress for this project and ancillary works within the Park |
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RECOMMENDATIONS

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| 1. The Sub Committee are recommended to note the information within the report |
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1. BACKGROUND:History

The need and desire for a permanent café in the park offering indoor seating for all weathers was the top of the wish-list during the public consultation in the park subsequent to the Heritage Lottery Fund award in 2005-6. The location for the café was chosen by this public consultation and was to be near the newly-restored Boating Lake.

In June 2010, Outline Planning consent was granted to build a restaurant/café in the park in the location to the right of the Boating Lake, and in September 2010, Arun DC's Cabinet agreed the principle of delivering a "destination restaurant" for the park.

Project brief

The brief from Members to be delivered in respect of the permanent café was set by Bognor Regis Regeneration Sub Committee in November 2013. It is attached below.

Function

- The Café venue will offer hot and cold food and drinks for sale. Alcohol may also be sold subject to usual licencing.
- Commercial operators will be invited to tender to run and fit-out the café.
- The café will provide an internal seating area for around 30 covers.
- The venue will be open all year round and the opening hours would normally be between 9am and 6pm, the exact times will be subject to agreement with the preferred provider and will also be subject to planning consent.
- Opening times are likely to alter seasonally between winter and summer which could facilitate evening opening.
- The café may also be required to provide counter sales for light refreshments to the adjoining 'Boating Lake' facility.

Location

- The Café will be sited in the area west of the Boating Lake in the southern part of the park. (A small strip of the landscaped area within the western side of the boating lake will be included in the site. This will reduce the loss of space to the events area.)

Design / appearance

- The building design (single storey) must be sympathetic to and enhance the surrounding parkland and its setting including the nearby Hotham Park House.
- The premises must function well as a café venue both in terms of internal layout and external servicing e.g. storage, deliveries and collection of refuse etc.
- Consideration should be given to other activities and events that take place in the park and how the new café will complement these.
- The building would have an expected lifetime of 40 years.

Tenure / Terms

- The café will be offered on a 20 year lease with 5 yearly rent reviews with a break option for either party at the end of year 10. Subject to further commercial advice the café will be offered for rent in the region of £25,000 pa.

Procurement

- External contractors will be sought through standard procurement processes to deliver the project. The Council will commission the building shell which will then be handed over to the selected operator to complete the fit-out.

Timescale

- It is intended that the café will be open for business by Spring 2015.

When reviewing adherence to the above brief, all elements have been met or exceeded apart from the Tenure/Terms. It became clear during the first unsuccessful Operator recruitment that the desired level of rental would not be financially viable given the large capital investment required from the tenant. Heads of Terms were changed accordingly to attempt to attract the best possible Operators to tender for this opportunity.

Funding

The project to create a permanent café in Hotham Park as a new regeneration asset for the town is mainly being funded by the Council. The funding initially comprised a Capital Budget of £250,000 to design and build just the shell of the café building. The cost of the full fit-out was to be covered by the café Operator. After the unsuccessful Operator tender exercise, it became clear that the potential income from the café would only service a lower level of capital investment. Accordingly in June 2014 a Supplementary Estimate was approved of up to £100,000 to cover the basic internal fit-out of the building and put in place a contingency sum to mitigate for key risks to the contract (namely ground conditions). Additionally a sum of up to £40,000 was allocated for appropriate hard landscaping around the cafe. The selected Operator will deliver the final finishes / furnishings and catering fit-out of the café; the value of this is likely to be over £100,000 so the capital investment by the Operator will still be significant.

Design and construction

The competitive tender for Design and Build Contractor lead to the commissioning of a local (Bognor Regis) building contractor, Falcon Homes working with a local (Littlehampton) architect Phil Brown. The building works are progressing extremely well after some initial delays due to adverse ground conditions. This incurred some additional costs which were accommodated within the contingency sum. The contractor hopes to recover some of the time lost between now and handover of the building. The roof is on, windows are fitted and internal works have started, with first fix plumbing and electrical works complete and dry-walling and plastering starting.

The contractor is working co-operatively with the prospective Operator's contractors to ensure a smooth transition to full fit-out. Handover of the building with completed hard landscaping to the Operator to complete the fit-out and furnishings is anticipated in late April 2015. The artist's impression of the completed café is below.



Café operator

The selected Operator, the proprietor of the Lobster Pot in Felpham has been undertaking recruitment of staff and planning the fit-out of the café. Excellent progress has been made with staff recruitment and at this stage it is planned that the café will be open every day and some evenings from the outset, assuming that suitable lighting is in place. The café will be open morning and afternoon every day apart from Christmas Day, and in the summer months it will be open some evenings each week. The cafe will offer a range of freshly prepared and cooked café meals during the daytime and a more restaurant style service in the evenings, with local foods and an authentic pizza oven as the USP. It is anticipated that the café will be open in June 2015. The rental income from the café will provide a good financial return on the Council's investment and the Operator is investing heavily on the fit-out of the café, adding value to the Council's asset. The café will also employ many local people, bringing new jobs and wages into the local economy.

Lighting

Members have always been clear that the café should open in the evenings. To do this, a safely lit pedestrian route to the café is needed from a car park for the hours of darkness while the café is operating. Lighting in the park was regularly discussed at the Project Group meetings back in 2012 -13 which Members attended. It was originally envisaged that evening opening would be a later phase of the café operation. Evening opening of the café is stipulated in the Operator's lease, and the Operator has recently informed the Council that it is planned to happen from the outset. In response to this, a high quality bespoke lighting design sympathetic to the heritage nature of the park has been created. The lights will come on automatically as darkness falls, and be on timers so they will switch off at between 10.30pm and 11pm as the café staff lock up and leave. They are designed to light the road and pathway, not significant areas of the park surroundings, and

shields can be fitted to prevent light spillage into nearby properties as required. There are also a few uplighters designed to highlight specimen trees along the route, and the clock tower of the House will also be illuminated as a key local architectural feature. In addition to increasing public use of the park, the lighting should provide a wider benefit by acting as a deterrent for criminality and antisocial behaviour in the area of the lit route. It will also enable café and other park users such as University of Chichester students to use the park more safely into the darker evenings.

The lighting design has been tendered and costed. It is currently intended that it will be operational by the time the café opens. If lighting is not in place when the café opens, the Operator may wish to renegotiate the lease, resulting in delay and further disruption for the park in the future. The café and lighting will enhance the park, making it a key destination within the town and creating a leisure destination fit for the 21st century while opening the park up to more people for more of the time.

New Cycle Paths

Another initiative is coming forward to further enhance the leisure offer in Hotham Park. The proposal to make the park more accessible and welcoming to leisure cyclists was recommended for approval by Leisure, Tourism and Infrastructure Working Group on 5th February 2015. The proposal is to enable cycle paths to be utilised for a 2 year trial period and will be considered by Full Council on 11th March 2015. The scheme involves widening a pathway within the park, some minor infrastructure and relevant signage with a total investment by the Council and Butlin's of up to £8000. If it is approved, the work would be complete at around the same time as the café opens.

Publicity and promotion

Press releases are being prepared as key milestones of the project are achieved. Notices on the site hoarding and park notice boards inform the community about the building design using the artist's impression of new building and who has designed, built and funded the project. Exterior signage on the park fencing is also in place advertising the building of the new café. An official launch of the café will be held shortly after the premises have opened. The café is also advertised in this year's Sussex by the Sea Visitor Guide.

AGENDA ITEM NO.**ARUN DISTRICT COUNCIL****BOGNOR REGIS REGENERATION SUB COMMITTEE
ON MONDAY 2nd MARCH 2015****PART A : REPORT**

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| SUBJECT: Beach on the Beach Project, Bognor Regis |
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| REPORT AUTHOR: Caroline Gosford | DATE: 11 th February 2015 | EXTN: 37854 |
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| EXECUTIVE SUMMARY: The purpose of this report is to update Members on the concept detail, delivery route and progress for this project which seeks to provide a new attraction on Bognor Regis seafront. |
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RECOMMENDATIONS

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| 1. Sub Committee notes the information within the report |
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1. BACKGROUND:

The Beach on the Beach Project is a new sand play area for small children based on the seafront at Bognor Regis. The need for the project was identified in the 2013 consultant's report from Colliers International regarding how to improve provision of services on Bognor Regis seafront. The project meets the identified need to provide more activities for young children and also the desire to create access to a sandy beach area.

Bognor Regis Regeneration Sub Committee recommended approval for the development of this one year pilot project on 1st September 2014, and this was formally ratified by Full Council on 10th September 2014 subject to funding. Cabinet on 9th February 2015 approved funding of up to £20,000 from the corporately identified underspend for 2014-15. No planning permission is required as the sandpit is classified as permitted development.

The rectangular sandpit will be excavated in the more stable shingle on the seafront to the west of the Bullnose opposite the western end of Place St Maur. It will be alongside and abut the promenade. The dimensions will be approximately 13.5m x 7.5m x 450mm deep. The pit will be lined with a geotextile membrane to retain the sand and enable drainage, and filled to a depth of 4-500mm with clean imported beach sand rather than special play sand to enable good sand castles etc. It will have a 750mm wide recycled plastic decking surround, a closed paling fence to the south and west to act as a windbreak, and an open fence to the east and along the Promenade, with a self-closing gate. It will be unattended but will have notices like other play areas advising who to call if there are any issues or concerns with the site, and placing the responsibility on parents / responsible adults to watch over their children.

The open access location of the sandpit means it will need to be checked daily for contamination or foreign matter and to ensure the safety of those using the play area. If

any is found it will be removed, the surface raked and a monitoring record maintained. The cost of this maintenance work is approximately £1000 per annum and will be funded from the Economic Regeneration budget for 2015-16 during the pilot period. The monitoring checks will take place early each morning, 7 days per week and be delivered by the Biffa service contractor who already attends the seafront each morning to unlock the toilets. They will check the sandpit and remove light litter or contamination; if there is a major contamination, they will temporarily close the facility and report it to Greenspace for escalation to their contractor ISS and resolution.

It is intended to have the project ready for use for the Easter break in early April 2015, and for it to remain open during the year until the end of the main season. Towards the end of 2015, a review will be undertaken to consider the success of the pilot project. The review will recommend relevant next actions and future funding requirements to sustain the project. At this stage the sandpit will either be covered over with more decking material so that people can stand and walk safely on the decking over the winter and it will be ready for re-use the following season, or the removal and disposal of the sandpit will be arranged.

If it transpires that there is a need to install enhancements such as sun-shading, seating or other play features, this will be undertaken if budget and time are available.

Bognor Regis Regeneration Position Statement

| Project/Opportunity | Update February 2015 |
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| <p>1. Enterprise Bognor Regis Enterprise Bognor Regis (EBR) comprises a series of commercial/industrial sites located north of Bognor Regis straddling the A29. The aim is to make the sites ready and attractive for early development to accelerate business and employment growth</p> | <p>Work has started on site for the new Rolls-Royce Motor Car Technology and Logistics Centre. It is expected to be completed by the end of 2015. Informal consultation on the Local Development Order has now ended. Formal consultation will start in August after the Full Council meeting. A brochure has been published to promote the sites and development opportunities.</p> |
| <p>2. Regis and Hothampton sites The Council owns two key regeneration sites at the Regis Centre and Hothampton car park and is seeking to develop them to obtain the maximum benefit for the town.</p> | <p>The initial call for proposals has generated very good responses with a wide range of ideas. The Council is currently reviewing these submissions and will be outlining how the wider public can be involved in the next phase of public consultation later this month</p> |
| <p>3. Town Centre Initiatives A vibrant and appealing town centre offer of shops, public realm and events is a key draw for both residents and visitors. Work to deliver this in partnership with Town Centre Manager and Bognor Regis Town Council.</p> | <p>London Road public realm remedial works due soon including paving clean and seal. Station Square public realm works start w/c 16th Feb – see attached visual. Surrounding businesses mainly very positive about the design. Members Project Group to meet early March. Town centre manager now has a blanket street trading license for London Road precinct and will hold year-round good quality markets and events. Easter Food market 1st-6th April</p> |
| <p>4. Seafront Strategy The Seafront Strategy was adopted in 2009. It maps the existing seafront, and sets out an action plan to improve and enhance what is the jewel in the Bognor Regis crown. The plan covers public realm, seafront businesses and attractions</p> | <p>Beach on the Beach sandpit for small children will be delivered by Easter 2015. Other Seafront Strategy work to be planned in once resource is available.</p> |
| <p>5. University of Chichester The University has a campus in both Chichester and Bognor Regis, with strong links with the wider regeneration of Bognor Regis. It has ambitious plans for campus expansion and provides facilities for businesses such as hot-desking, meeting space and incubator units.</p> | <p>Engineering and Digital Park awarded £8m from Growth Fund; contributions also needed from HEFCE/investors. This will enable a broadening of the STEM subjects offered by the University.</p> |

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| <p>6. Butlin's Butlin's has transformed much of their accommodation from chalets into modern hotels. This has changed the type of customer coming to Butlin's, and also what they want to do on holiday. Butlin's are an active partner in the wider regeneration of the town</p> | <p>Currently awaiting an update from Butlin's</p> |
| <p>7. Hotham Park – new café The Park previously benefited from Heritage Lottery funding that transformed facilities and layout. A new, high quality, year-round café is planned for the Park, and in the interim an Arun DC concessions sells snack food during summer daytime</p> | <p>Café build progressing well. Operator plans to have evening opening from the outset; lighting scheme to facilitate safe route from Lodge car park planned to be installed as café opens in June 2015 if approvals are in place to enable this</p> |
| <p>8. Old Town Creative Hub The Old Town area around Norfolk Street is becoming the creative hub of the town. Privately funded development work underway will enhance the appearance and offer of the area. The provision of artists' display and workspace brings vibrancy and different footfall to the town</p> | <p>WSCC propose the "Make Bognor Regis Better" creative arts quarter initiative for this area which has good synergy with the proposals put forward by the local business community late last year</p> |
| <p>9. Railway Station The Station occupies a key gateway position in the town. It is a listed building, in poor repair and with vacant commercial opportunities, and is an identified site for improvement</p> | <p>Initial plans for refurbishment of the Station coming forward from Southern Rail. The vision is to protect and enhance the heritage of the listed building while making it fit for the 21st century. Co-ordination is in place between this project and Station Square public realm</p> |
| <p>10. Transport and Car Parking Transport is a key element of development within the town as is car parking, and it is essential to ensure co-ordination with, and consideration of these issues as part of the development process</p> | <p>Proposed Traffic Regulation Order to make London Road precinct traffic-free 9am - 5pm advertised for comments til 19th Feb. The new Free Parking discs including Hothampton car park have sold over 12,000.</p> |
| <p>11. BT Building, Gloucester Road The BT Exchange Building sits at a key gateway to the town. The building is unattractive and poorly maintained, and the grounds overgrown. This is particularly obvious as work has been done to uplift the appearance of the surrounding area</p> | <p>Building improvements pursued using Section 215 planning powers. Middleton Exchange upgraded via same route. The vacant Section 215 Officer post has been recruited and work will restart soon</p> |