



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

12 November 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 23 November 2015 at 6.00 p.m.** and you are requested to attend.

Members: Councillors Hitchins (Chairman), Bence (Vice-Chairman), Ambler, Bower, Mrs Brown, Mrs Maconachie, Maconachie, Mrs Madeley, 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 22 June 2015 [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 THE ARUN LOCAL ENTERPRISE AND APPRENTICESHIP PLATFORM

In May 2010 a Section 106 agreement was made with Sainsbury's to provide funding for enterprise activity in Bognor Regis. The requirement for the contribution is to work: 'towards the delivery and promotion of business enterprise provision in the vicinity of the site under ADC's economic development powers'. The scheme was approved by Cabinet in January and is now running. This paper provides details of the scheme and an update.

6 BEACH ON THE BEACH, BOGNOR REGIS

The performance of the "Beach on the Beach" pilot project is considered and recommendations made for the future of the project.

7 BOGNOR PIER TRUST

Bognor Pier Trust is working towards the submission of a Heritage Lottery Fund bid to secure the long term future of the pier. This report sets out Arun District Council's support for the aims of the Pier Trust, and the upcoming Heritage Lottery Fund Bid to restore the pier.

8 BOGNOR REGIS TOWN CENTRE PUBLIC REALM SCHEME

The purpose of this report is to update Members on the public realm scheme being delivered in Bognor Regis town centre.

9 BOGNOR REGIS REGENERATION POSITION STATEMENT

To receive and note the Bognor Regis Regeneration Position Statement.

(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](http://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 Subcommittee meeting

BOGNOR REGIS REGENERATION SUBCOMMITTEE

22 June 2015 at 6.00 pm

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

1. APOLOGY FOR ABSENCE

An apology for absence had been received from Councillor Ambler.

2. 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.

Councillor Mrs Madeley declared a personal interest should any discussion take place in respect of the new Hotham Park Café as it was her company that had installed the lighting.

Councillor Wells declared a personal interest should any discussion take place in respect of the Pier Trust as he was a director of the Trust.

Subject to approval at the next Subcommittee meeting

3. MINUTES

The Minutes of the meeting held on 2 March 2015 were approved by the Sub-Committee as a correct record and signed by the Chairman.

4. START TIMES

The Subcommittee

RESOLVED

That the start times of meetings for the remainder of 2015/16 be 6.00 p.m.

5. PRESENTATION FROM THE UNIVERSITY OF CHICHESTER

*(During the course of debate on this item, Councillors Bower and Wells declared a personal interest as members of the Development Control Committee, which would be considering any future planning applications. They stated they would reserve their position.)*

The Chairman welcomed to the meeting Ms Romy Jones, Strategic Development Planner, and Mr Peter Tierney, Director of Estate Management, from the University of Chichester, who were in attendance to give a briefing on the proposals for the Engineering and Digital Technology Park.

Ms Jones highlighted that the District presently suffered from a low wage economy with low value jobs but that there was the potential to develop high value manufacturing through existing SMEs (Small and Medium Enterprises) and creative digital technology. The Engineering and Digital Technology Park would provide the means to greatly enhance the skills base of the area and encourage new business into the District. It was envisaged that the design would provide a gateway development with a high profile – a modern building for a modern university.

Ms Jones stressed that the University wished to involve the local community and a formal consultation exercise would be undertaken in September 2015, with feedback being very much welcomed. Work on the building had to commence by March 2016 and it was envisaged that the park would be operational by September 2017.

Mr Tierney then informed the Subcommittee of the brief and consultant appointments; development of design solutions; impacts; and the outline timetable.

Following the presentation, Members participated in a question and answer session with Ms Jones and Mr Tierney which covered:-

- Encouraging the use of the facilities and ensuring that the building became an enabler

Subject to approval at the next Subcommittee meeting

- Student accommodation within the campus
- Access to the campus and car parking issues
- The impact of traffic on Felpham Way

The Subcommittee very much welcomed the University's investment in Bognor Regis by way of this development and the Chairman thanked Ms Jones and Mr Tierney for their attendance and interesting presentation.

#### 6. BOGNOR REGIS TOWN CENTRE PUBLIC REALM SCHEME

*(During the course of discussion on this item, Councillor Wells declared a personal interest as a business owner in the town.)*

The Sub-Committee received a report from the Senior Regeneration Officer which provided a comprehensive update on the public realm scheme being delivered in Bognor Regis town centre. She was pleased to advise that, together with the work being done by the Town Centre Manager in organising events, etc, it would appear that the works completed so far were achieving the key aim of attracting more and higher spending visitors to the town centre.

Having welcomed the work that had been and was being undertaken, the Subcommittee participated in a brief discussion and then noted the contents of the report.

#### 7. BOGNOR REGIS REGENERATION POSITION STATEMENT

The Head of Economic Regeneration presented the Position Statement and comment was made on the following:-

- **Enterprise Bognor Regis** – A press release would be prepared in relation to the topping out ceremony at the new Rolls Royce factory.
- **Seafront Strategy** – It was accepted that the Concessions report from 2013 needed to be revisited in light of the current lack of concessions along the seafront.
- **Butlins** No update had been received from Butlins. A request was made that Butlins should consider moving its entrance further into the resort to alleviate vehicles queuing on Felpham Way as there was a huge impact on traffic in the vicinity on check-in days.
- **Hotham Park Café** – This was now open.
- **Old Town Creative Hub** – Comment was made that the County Council should look to improve the road around Norfolk Street due to the cobbles. Work was being progressed to improve the appearance of the No. 18 Club initiative.
- **Railway Station** - Southern Rail were committed to refurbishing the station.

Subject to approval at the next Subcommittee meeting

The Subcommittee also received a brief verbal update from Councillor Bower regarding the Bognor Regis Relief Road. Work had been delayed due to very high winds, making it dangerous to put the 80 tonne beams in place for the viaduct. Consequently the target date for completion of the road had been moved to March 2016. A press release would be prepared to explain the delay.

The Subcommittee noted the remainder of the report.

(The meeting concluded at 7.45 p.m.)

# ARUN DISTRICT COUNCIL

## BOGNOR REGIS REGENERATION SUBCOMMITTEE 23 NOVEMBER 2015

### PART A:

**SUBJECT:** The Arun Local Enterprise and Apprenticeship Platform

**REPORT AUTHOR:** Miriam Nicholls, Business Development Manager  
**DATE:** 5<sup>th</sup> November 2015      **EXTN:** 37845

**EXECUTIVE SUMMARY:** In May 2010 a Section 106 agreement was made with Sainsbury's to provide funding for enterprise activity in Bognor Regis. The requirement for the contribution is to work: 'towards the delivery and promotion of business enterprise provision in the vicinity of the site under ADC's economic development powers'. The scheme was approved by Cabinet in January and is now running. This paper provides details of the scheme and an update.

### RECOMMENDATIONS:

It is recommended that this Sub-Committee note this report.

### 1. BACKGROUND:

In May 2010 a Section 106 agreement was made with Sainsbury's to provide funding for enterprise activity in Bognor Regis. The requirement for the contribution is to work: 'towards the delivery and promotion of business enterprise provision in the vicinity of the site under ADC's economic development powers'. The developer contribution is £136,000 and must be used by 2017.

Since the ending of Business Link business support delivery has become fragmented and inconsistent. Alternative interventions have been provided by numerous delivery partners with varying success. The main result of this is that businesses do not know what support is available or where to get it from. Research has been undertaken to review the range of existing local business support and other similar local provision to determine how best these funds might be used to fill any gaps in provision and not duplicate what already exists. Although there is a range of enterprise based interventions available for this target group they are often undersubscribed because they do not fully meet the requirements of the users i.e. business support programmes that are not fully tailored to a small business's needs and availability or business grant programmes that are oversubscribed or have an overly complex application process and eligibility criterion.

Based on previous delivery and learning this new proposal will be adapted and refined to better meet local small businesses needs and offer a package of support that will provide bespoke and productive outcomes.

## 2. THE PROJECT

The project offers a range of support to 'start-up' and small businesses in the area. It supports business investment in growth and creates the conditions for enterprise to flourish. This helps to increase the rate of business start-ups and provides a focal point for new businesses to access local support.

The offer includes 3 elements;

- a. Business Support
- b. Business Grants
- c. Apprenticeship Wage Subsidies

### a. Business support

The business support package includes the provision of Business Start-up Saturdays. These are open and free events for start-up and new businesses where they are able to hear about the key skills needed for starting a business and the tools that can be used. They also have the opportunity to meet a range of business support organisations such as financial and legal advisors.

This then leads to a more comprehensive programme, offered over the next 6 months, and a choice of options to attend Business start-up boot camps, peer to peer workgroups, business knowledge workshops which will give advice on the practical development of the business and personal coaching sessions.

The University of Chichester are the delivery partners for this part of LEAP and are expected to support around 50 businesses with a range of provision, although we now expect to exceed this number as 50 have already been registered and attended the first 2 events.

### b. Business grants

Small grants to businesses have proven to be very popular. The recent schemes delivered by Coast to Capital LEP (Regional Growth Fund) and WSCC via the 'Be the Business' programme have both been oversubscribed.

This proposal fills a gap in the current business grant offer. It is for micro grants of up to £5,000 per business, to local new small businesses to provide a cash injection for either capital or revenue investment in their projects that will lead to employment or business growth outcomes. Businesses must be based in the Bognor Regis area and give a full explanation of exactly how the funding will be used. They are not sector specific so all businesses are eligible. If they are successful they are visited at the start to explain about additional support and again at the end period of their grant to assess the results. The funding is repayable if not used in the way specified. The scheme is managed by ADC with support from WSCC. Businesses are expected to provide 100% cash match to the grant value requested.

### c. Apprenticeship wage subsidies

This element aims to stimulate the creation of new apprenticeship opportunities amongst small and medium sized businesses in the Bognor Regis area. It will also encourage businesses to invest in training their workforce of the future.

The subsidy is offered as a 'top up' to the existing government run Apprenticeship Grant for Employers -16 / 24 (known as AGE 16 – 24). This current scheme offers an incentive of a £1500 grant to new apprentice employers to contribute to the wages (not training costs) of



the apprentice.

After some initial problems take-up of the national scheme has improved. The employer eligibility criterion has been amended to make it more accessible and the payment regime modified to better fit with small businesses cash flow difficulties. In topping up the scheme, by adding an additional £1500 to the grant to support the apprentice's wages, we will be able to influence where eligible businesses are located i.e. Bognor Regis area, thereby increasing the number of apprenticeship opportunities in a targeted geographical area, do better local marketing of the offer (one of the problems with the national programme) to improve take-up and match our young people with local high quality and better paid apprenticeship opportunities.

### **3. CURRENT UPTAKE**

To date 2 Business Support Hot House events have been held. Both attracted over 25 participants many of whom have moved on to the next stages of support.

There have been 4 applications for grants of which 2 have been agreed with an average value of £3,500. The grant panel is made up from local businesses people who are part of the Arun Business Partnership Steering Group.

One application for an apprentice grant has been received and we are aware of another due to come in once the apprentice has been recruited.

### **4. MARKETING**

The scheme is being marketed through a range of channels. A press released has been issued and apprenticeship co-ordinators at local colleges have been visited. The Arun Business Partnership newsletter which goes out each month has also promoted the scheme and word of mouth seems to be working too.

A special logo, below, and branding has been created to promote the scheme.



# ARUN DISTRICT COUNCIL

## BOGNOR REGIS REGENERATION SUBCOMMITTEE MONDAY 23 NOVEMBER 2015

**SUBJECT:** Beach on the Beach, Bognor Regis

**REPORT AUTHOR:** Caroline Gosford **DATE:** 10<sup>th</sup> November 2015 **EXTN:** 37854

**EXECUTIVE SUMMARY:** The performance of the “Beach on the Beach” pilot project is considered and recommendations made for the future of the project.

### RECOMMENDATIONS

1. That Bognor Regis Regeneration Sub Committee approves the retention, extension and improvement proposals detailed within the report for Beach on the Beach, as set out at Minute No 96 (7) from the meeting of Full Council on 15<sup>th</sup> July 2015.

### 1. History

Beach on the Beach is a pilot project which was opened in time for Easter 2015. It is a sand pit abutting the promenade on Bognor Regis seafront, with decking around the outside, and a low fence. The sand used was washed beach sand to enable the best sand castles to be made. Maintenance was undertaken daily; the gate was unlocked, litter picked and the sand raked in the morning, and the gate was locked each evening. A member of the Greenspace team also visited each working day.

The aim of the project was to provide a free activity for small children on the seafront which is an identified area for improvement.

### 2. Progress Review

Beach on the Beach was well-received and well-used by both local people and visitors. It is obviously a weather-dependent activity, however from data collected by the Greenspace Team it is estimated that approximately 160 people used Beach on the Beach on busy days. The average since opening was 43 children and 25 adults per day, with visits averaging about an hour, and a mix of visitors and locals. Only two minor vandalism repairs were required (a single fence paling each time), no contamination of the sand was reported and there has only been a minimal loss of sand that does not require topping up.

The only reported negatives were the lack of seating which was quickly rectified by putting deckchairs onto the decking around the sand pit, and one person who incorrectly perceived the sand was sharp and dangerous soon after the sandpit opened.

The sandpit remained open until after the late October half term, and has since been locked up with a “Closed” sign displayed, and winterised using geotextile membrane fixed

over the sandpit and decking with shingle on top. Stakeholders and the wider media have been informed of its closure.

## 2. PROPOSAL(S):

At Full Council on 15<sup>th</sup> July 2015, the sum of £40,000 was allocated to the Beach on the Beach project. The decision whether to retain and extend Beach on the Beach was delegated to Bognor Regis Regeneration Sub Committee, as follows:-

“Minute 96 (7): the Council delegates the final decision as to whether the ‘Beach on the Beach’ facility should be retained and extended to the Bognor Regis Regeneration Sub-Committee and that the sum of up to £40,000 be vired from the reserve set aside for evolution of the Regis Centre and Hothampton projects, for this purpose, and that if supported by the Sub-Committee the procurement of the said facility be delegated to the Director of Planning and Economic Regeneration in consultation with the Head of Finance and Property in consultation with the Leader of the Council, as Portfolio Holder for Economic Regeneration;”

On the basis of the data above, the Project Group recommend continuing, extending and improving the project.

It is proposed to extend the existing sandpit to the east towards the Bullnose by adding another sandpit onto the side of the existing, more than doubling the width of decking in the middle and at the east end, but not on the sea or promenade side. This will fit in well with the relocation of a concession kiosk closer to the west end of the sandpit.

Proposed improvements are more space for seating which will be fulfilled by the additional decking that will come with the extension, sand play items and sun-shading, and tall landmarks such as flags to identify the site from afar. To keep maintenance costs low, these items need to be robust enough to remain in situ day and night, and not get stolen, blown away or vandalised.

It is proposed that the extended and enhanced Beach on the Beach will be open by Easter 2016. This is contingent on the existing sandpit surviving the winter storms without damage; spend on the enhancements and extension will not be made until after the worst of the winter storms should have passed.

It is proposed that maintenance arrangements will remain the same, and that up to 3 years of maintenance and operating costs will be taken from the allocated funding. The final allocation of capital and revenue funds will be agreed between the Director of Planning and Economic Regeneration and the Director of Environmental Services.

## 3. OPTIONS:

To approve the proposals to retain, extend and improve Beach on the Beach in line with this report (preferred option)

Not to approve the proposals to retain, extend and improve Beach on the Beach in line this report

## 4. CONSULTATION:

Has consultation been undertaken with:	<b>YES</b>	<b>NO</b>
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Relevant Town/Parish Council		<b>x</b>
Relevant District Ward Councillors		<b>x</b>
Other groups/persons (please specify) Full Council has approved the funding for this project subject to approval of proposals within this report from Bognor Regis Regeneration Sub Committee	<b>x</b>	
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
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)		
<b>6. IMPLICATIONS:</b> Funding for this project was approved by Full Council subject to approval of proposals within this report from Bognor Regis Regeneration Sub Committee. Beach on the Beach is built on land above the high water mark and abutting the promenade which is owned by the Council.		

**7. REASON FOR THE DECISION:**

To enhance the activities available for visitors with small children to Bognor Regis seafront, with a view to encouraging people to visit more often, stay longer and spend more in Bognor Regis.

**8. BACKGROUND PAPERS:**

Beach on the Beach update

<http://www.arun.gov.uk/download.cfm?doc=docm93jjm4n8116.docx&ver=7879>

Minutes 20 <http://www.arun.gov.uk/download.cfm?doc=docm93jjm4n8115.doc&ver=7878>

# ARUN DISTRICT COUNCIL

## BOGNOR REGIS REGENERATION SUBCOMMITTEE MONDAY 23 NOVEMBER 2015

**SUBJECT:** Bognor Pier Trust

**REPORT AUTHOR:** Caroline Gosford **DATE:** 20<sup>th</sup> October 2015 **EXTN:** 37854

**EXECUTIVE SUMMARY:** Bognor Pier Trust is working towards the submission of a Heritage Lottery Fund bid to secure the long term future of the pier. This report sets out Arun District Council's support for the aims of the Pier Trust, and the upcoming Heritage Lottery Fund Bid to restore the pier.

### RECOMMENDATIONS

1. Sub Committee recommends to Full Council that the Council supports the Bognor Pier Trust in its aim to secure the long term future of the pier.

### 1. BACKGROUND:

#### 1. History

Bognor Regis pier was a key visitor attraction in the past, however a sustained lack of maintenance and successive storm damage mean that it is now a fraction of its original 1000' (300m) length, and in poor physical condition. It remains a landmark attraction for visitors to the town, but it lacks the appeal, activities and the quality to provide visitors with a good experience when they visit the pier.

The Bognor Pier Trust was formed in 2013 by the local community with the aim of safeguarding the pier against further loss and damage, and ultimately restoring it to its former glory as one of the key attractions in the south east.

The Trust has been successful in garnering local support for this work through the Friends of the Pier initiative which has 700+ paid up members and thousands of Facebook "friends". It has created "Pier Point" as a visitor centre and showcase for the work of the Pier Trust by converting a near-derelict building on the pier using donated materials and time from local traders. The Trust has also undertaken a lot of community engagement work to understand what the public want from the pier now and in the future.

#### 2. Funding

The Pier Trust has been successful in securing small pots of funding totalling £26,000 to facilitate the start-up of the group and deliver initial activities such as those detailed above and a 150<sup>th</sup> anniversary of the opening of the pier celebration. It has also secured £10,000 Heritage Lottery Start-up funds which aim to help organisations working towards a full Heritage Lottery fund bid. A successful joint bid to the Coastal Communities Team Fund

with the Old Town Working Group to develop a Heritage Quarter was awarded £10,000 in July 2015. Subsequently a similar joint bid was submitted to the Coastal Revival Fund for £50,000 to be shared between the Trust and Old Town, with the results of this application being announced in late November 2015. If this bid is successful, it means the Trust will have sufficient funds to commission the required services to write and submit a full Heritage Lottery Fund bid for the £5m+ required to restore the pier to a good condition. This will secure the pier in its current form, and make future phases of work to extend the pier and develop the attractions on the pier possible.

## **2. PROPOSAL(S):**

The Heritage Lottery Fund looks more favourably on funding applications where the local council demonstrably supports the bid, including both the long-term aims of the bid and the organisation submitting it, and through operational support.

It is clear that there is strong public support for the work to restore the pier; the recent wide-reaching public regeneration consultation that was undertaken to gauge local views about the strategic sites at Regis Centre and Hothampton also asked questions about other regeneration priorities for the town. Of the 1200+ respondents, 87% said it was important that improvements were made to the pier, the highest percentage of all such questions. In an independent consultation regarding the seafront undertaken by the Council in 2013, improvements to the pier was the second most popular suggestion chosen from a suggested list, supported by 76% of the 150+ respondents.

The Council has been actively supporting the Pier Trust in several ways. A financial contribution of £5,000 was made in 2015 towards the cost of bid-writing. The successful joint bid to the Coastal Communities Team Fund was written on behalf of, and in liaison with the Pier Trust and Old Town Working Group by an Arun officer, as was the recently submitted Coastal Revival Fund bid. The Council has formally agreed to be the Accountable Body for both these bids and undertake the responsibilities that entails such as financial monitoring, progress reporting etc. The purchasing process for both funds will be run via Arun District Council, thus saving the Pier Trust paying the VAT on contracts being let using this funding, making the money go further. Additionally, if the Heritage Lottery Bid is successful, the Council's Procurement professionals have offered to provide support and guidance to the Pier Trust as the tendering and procurement work will probably need to comply with the complex and involved OJEU procurement rules.

This report recommends that the Council formally supports the Pier Trust in its aim to restore the pier in several phases, ultimately to its former glory, and also continues to provide operational support to the Pier Trust where relevant to facilitate this.

## **3. OPTIONS:**

To recommend to Full Council that the Council supports the Bognor Pier Trust in its aim to secure the long term future of the pier. (preferred option)

Not to recommend to Full Council that the Council supports the Bognor Pier Trust in its aim to secure the long term future of the pier.

## **4. CONSULTATION:**

Has consultation been undertaken with:	<b>YES</b>	<b>NO</b>
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Relevant Town/Parish Council		<b>x</b>
Relevant District Ward Councillors		<b>x</b>
Other groups/persons (please specify)		
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
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)		
<b>6. IMPLICATIONS:</b>		

**7. REASON FOR THE DECISION:**

To help secure the long term future of the pier as an iconic landmark attraction for Bognor Regis and to improve the destination offer for visitors to the town.

**8. BACKGROUND PAPERS:**

None

# ARUN DISTRICT COUNCIL

## BOGNOR REGIS REGENERATION SUBCOMMITTEE MONDAY 23 NOVEMBER 2015

**SUBJECT:** Bognor Regis town centre public realm scheme

**REPORT AUTHOR:** Caroline Gosford **DATE:** 10<sup>th</sup> November 2015 **EXTN:** 37854

**EXECUTIVE SUMMARY:** The purpose of this report is to update Members on the public realm scheme being delivered in Bognor Regis town centre.

### RECOMMENDATIONS

1. Sub Committee notes the information within the report

### 1. BACKGROUND:

#### 1. Project Scope and History

The scope for the public realm design was to create a strong pedestrian route from the railway station to the seafront. It would be pedestrian-led, high quality and distinctive, and be robust enough for the harsh marine environment. Key aims were to attract more and higher-spending visitors to the town centre and make them want to come back again, also to make them want to stay longer and therefore would be expected to spend more. It was also to encourage town centre businesses to improve the quality of the appearance of their premises and raise their offer and service level.

#### 2. Funding

Funding of £644k for the scheme design, professional fees, topographic and geophysical surveys and construction of Phase 1 in the London Road precinct came from West Sussex County Council's Kickstart Fund, Sainsbury's Section 106 funds, Arun District Council, Bognor Regis Town Council and Portas Pilot funding.

Subsequently a successful application was made to the Coastal Communities Fund for £1.65m to deliver five further phases before the end of 2016.

#### 3. Progress to date

##### 3.1 Phase 1: London Road

Construction started in February 2014 and was completed in July 2014. Businesses remained open throughout the works and are generally positive about the new public realm. The new public realm has also generated significant private investment; there have been internal and external shop refits to around 6 units within the precinct resulting in improved quality of appearance and offer.

In parallel with the construction, a change to the existing Traffic Regulation Order was proposed which aims to make the precinct traffic-free during core shopping hours of 9am to 5pm. Both the public and traders were formally surveyed to ask their opinion about



such a change, and both were extremely supportive. The proposed changes have gone through consultation and been approved by West Sussex County Council, and signage and implementation of the new regulations will be happening soon.

A key feature of the public realm design is the ability to host large scale events within the precinct. There are plans in hand for 2015 including the Lights Switch-On event (Sat 28<sup>th</sup> November), late night shopping (Sat 28<sup>th</sup> November and Sat 5<sup>th</sup> December), and a Christmas market (Weds 2<sup>nd</sup>–Sun 6<sup>th</sup> December). The footfall counter installed in June clearly shows that there is increased footfall on market and event days, and stores report record spends from the pre-Christmas and other events.

### 3.2 Phase 2: Station Square

Work on this key gateway site started in early February 2015 and was complete by July 2015. The evocative sand-blasted images of Bognor Regis in the granite sides and tops of planters create a sense of place and arrival, and the project has been positively received by the land operator, Southern Rail and surrounding businesses. It is now a fitting gateway to the town centre, and frames the elegant station building well.

This project was instrumental in brokering a strong relationship with Southern Rail (they lease the Station Square land from Network Rail) which has led directly to the planned railway station redevelopment. This work is due to start in 2016 with a value of £1.5-2m and will restore the building to its former glory while modernising and improving passenger services. The Picturedrome Cinema has had investment for a new roof, and the Station Pub which opens onto Station Square has been upgraded inside and out, so once the work to the station is complete, this corner of Bognor Regis will be a positive feature in the town once again.

### 3.3 Phase 3: Station Road and upper London Road

This phase of works will join the two completed phases in Station Square and London Road precinct together, creating a continuous link from the station through the town towards the seafront. The route has several road crossings to negotiate, and the design will provide a more pedestrian-friendly route through traffic calming measures such as narrowing roads, widening pavements, and changing materials and levels at crossing points and junctions. The detailed design is in line with the concept design and has been approved by JWAAC, and a drawing of the scheme is included as Appendix A.

Businesses on the route were informally surveyed in August 2014 and were unanimously supportive of public realm improvements in this area.

The designs are close to tender stage and tendering will take place in the next month.

### 4.2 Phase 6a: High Street improvements

This is a West Sussex County Council traffic flows project with allocated funding of £450k and a programmed start on site date of mid-January 2016. It aims to reduce the traffic that currently illegally uses High Street (i.e. anything other than buses and bicycles within permitted hours) and create a safer and more pedestrian-friendly environment in High Street. The Sun Sculpture will be removed before this contract starts, and is being returned to the artist because maintenance costs proved to be too costly for the “owner” of the sculpture, the Town Council.

This project will provide a large raised table junction with a shared surface where High Street meets the London Road precinct and The Arcade as featured in the public realm concept design, linking the paving with the precinct. It will also include a new, narrower road surface and widened pavements, and damaged paving within the scheme between York Road and Sussex Street will be made good.

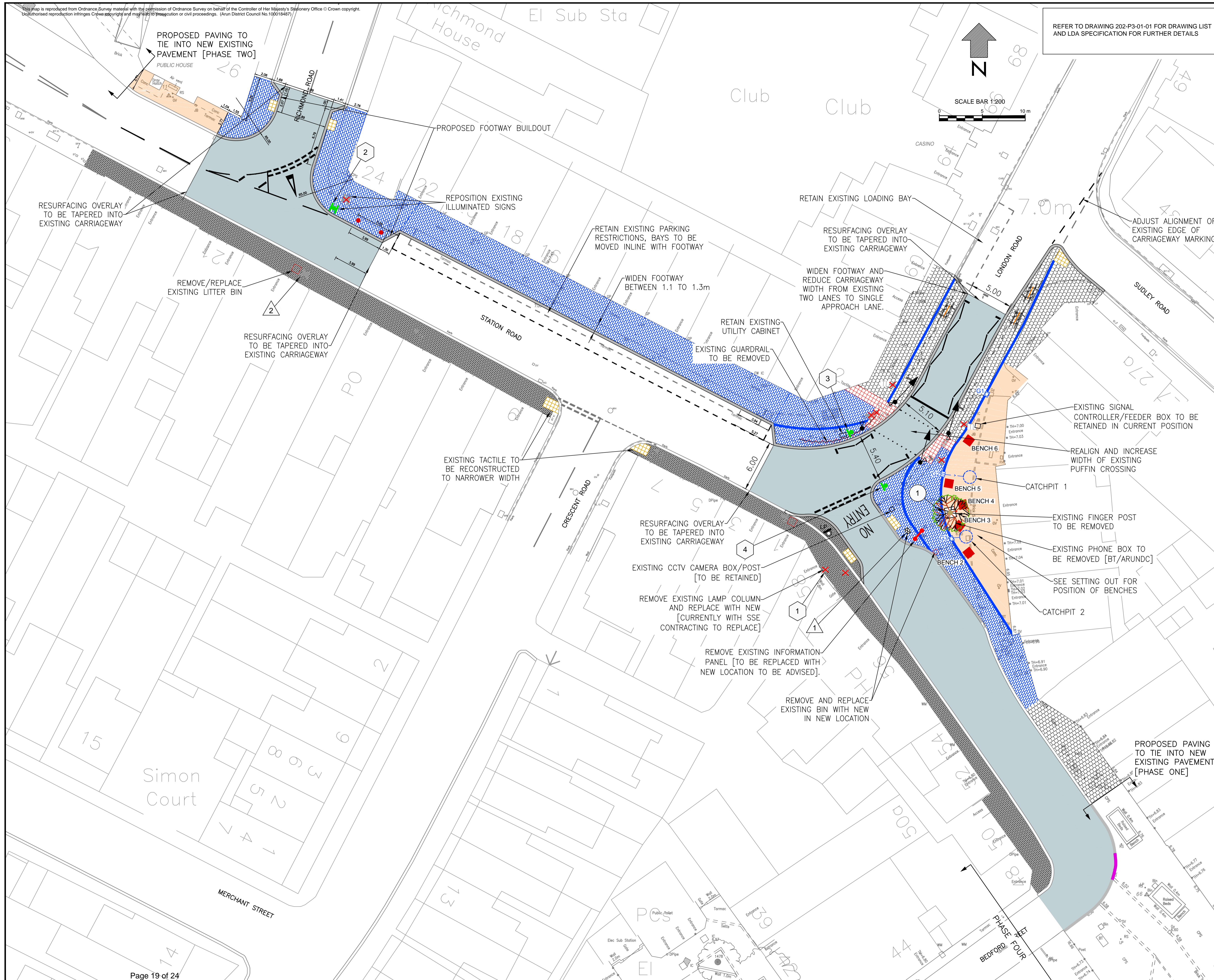
The remaining Coastal Communities Fund monies will be used to deliver enhanced street furniture within and beyond the traffic flows project, including bus shelters, and new tree planting. All materials within the scheme have been chosen to complement to those used in London Road precinct.

These enhancements will be delivered by West Sussex County Council's contractor to minimise disruption. Both West Sussex County Council and Arun District Council have granted relevant formal permissions for this work. A drawing of the West Sussex County Council scheme is attached as Appendix B1, and the street furniture and tree planting elements are shown on Appendix B2 and B3.

#### **4. The remainder of the public realm scheme**

The public realm access from the seafront via the Esplanade, across Place St Maur to the southern end of The Arcade and York Road at Belmont Street remains an integral part of the development of the Regis Centre/Place St Maur site.

To deliver the York Road and Morrison's phases, additional Coastal Communities Fund funding will be sought from DCLG, or applications made to new rounds of the Coastal Communities Fund and other sources.



REFER TO DRAWING 202-P3-01-01 FOR DRAWING LIST AND LDA SPECIFICATION FOR FURTHER DETAILS

**LEGEND**

**SURFACE TREATMENT**

- PROPOSED PORPHYRY PAVING [ AREA = 469 m<sup>2</sup> ]
- PROPOSED ' LIGHT GRANITE ' LA LINIA PAVING [ AREA = 170 m<sup>2</sup> ]
- PROPOSED TERRACOTTA COLOURED RESIN SURFACE [ AREA = 270 m<sup>2</sup> ]
- PROPOSED BITUCHEM MATERIAL BUFF OR SIMILAR [ AREA = 1091m<sup>2</sup> ] [ FOR CARRIAGEWAY ]
- PROPOSED BITUCHEM MATERIAL BUFF OR SIMILAR [ AREA = 287m<sup>2</sup> ] [ FOR FOOTWAY ]
- PROPOSED 200mm WIDE PORPHYRY CHANNEL [ LENGTH = 91m ]
- PROPOSED DRAINAGE KERB CHANNEL COMBINED [ LENGTH = 3m ]
- PROPOSED KERB LINE [ LENGTH = 215m ] CONSERVATION KERBS 255x144 SILVER GREY LAID FLAT
- RED TACTILE PAVING FOR CONTROLLED CROSSINGS [ AREA = 16m<sup>2</sup> ]
- BUFF TACTILE PAVING FOR UNCONTROLLED SIDE ROAD CROSSINGS [ AREA = 6m<sup>2</sup> ]

**STREET FURNITURE**

- PROPOSED LAMP COLUMN TYPE TO BE CONFIRMED
- 3 ASPECT SIGNAL (RAG) ON POLE
- PEDESTRIAN PUSHBUTTON
- PROPOSED SIGN AND POST
- EXISTING SIGN AND POST RELOCATED
- EXISTING SIGN AND POST
- PROPOSED LITTER BIN
- NEW 'BX47 9004' STAINLESS STEEL BOLLARD SUPPLIED BY BROXPAP
- NEW 'OLLERTON SHEFFIELD' STAINLESS STEEL CYCLE STAND SUPPLIED BY MARSHALLS
- PROPOSED BENCH
- PROPOSED TREE
- BENCH REFERENCE No.
- TREE REFERENCE No.
- LIGHTING COLUMN REFERENCE No.
- LITTER BIN REFERENCE No.

Rev	Date	Description	Drn	Chk	App
B	29/10/15	AMENDMENT TO DETAIL	AS	RH	RH
A	12/10/15	ISSUED FOR TENDER	AS	RH	RH
-	12/06/15	ORIGINAL ISSUE	AS	RH	RH

This drawing has been specifically prepared to meet the requirements of the named client and may contain design and innovative features which differ from conventional design standards.

**wilbar associates limited**  
HIGHWAY & TRAFFIC CONSULTANTS

Woodbrooke Farm, Toat Lane, Pulborough,  
West Sussex RH20 1BX  
T/F: 01798 874653 E: mail@wilbarassociates.co.uk

Client **ARUN DISTRICT COUNCIL**

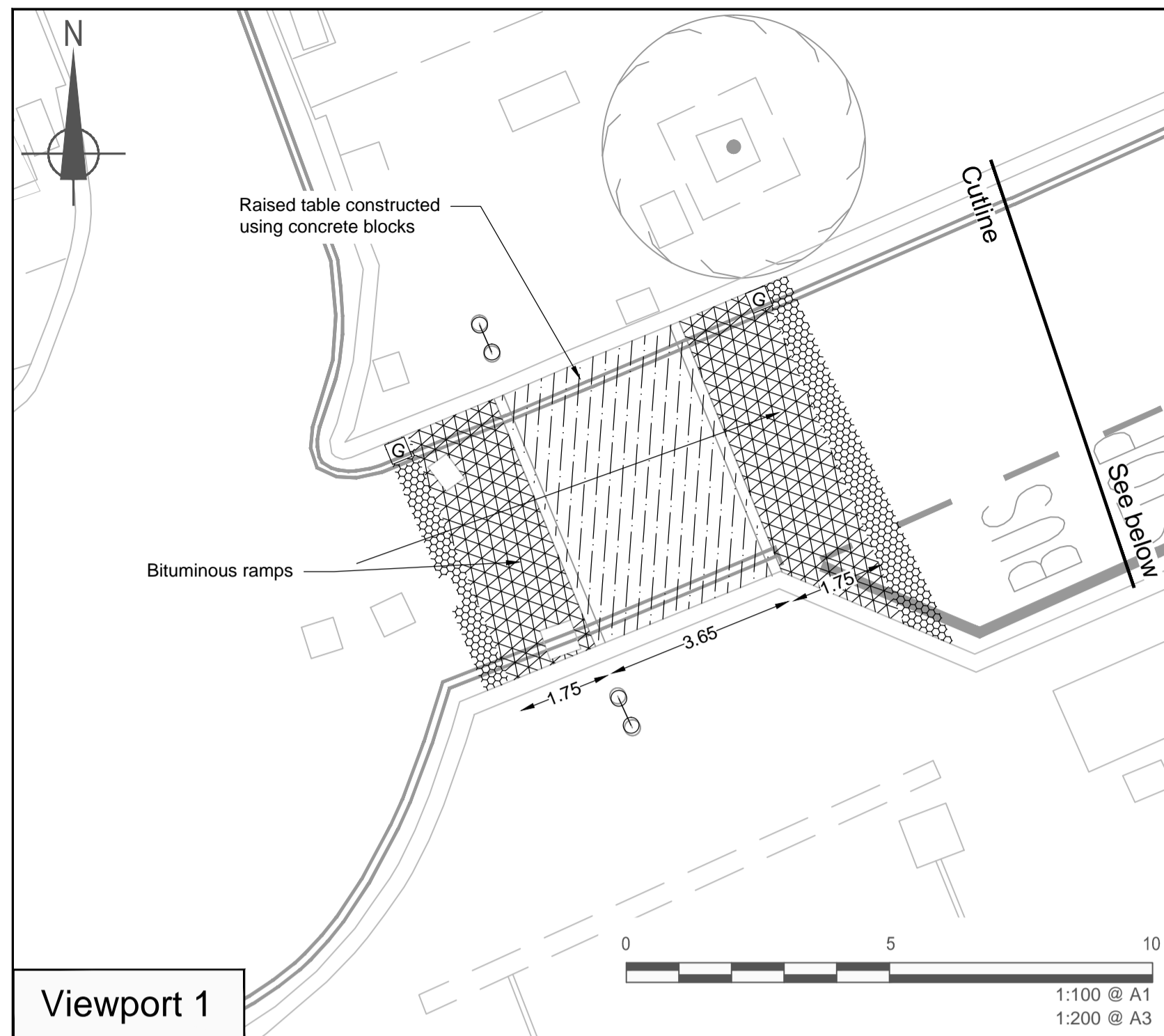
Lead Designer **LD A DESIGN**

Project **BOGNOR REGIS PUBLIC REALM SCHEME PHASE THREE**

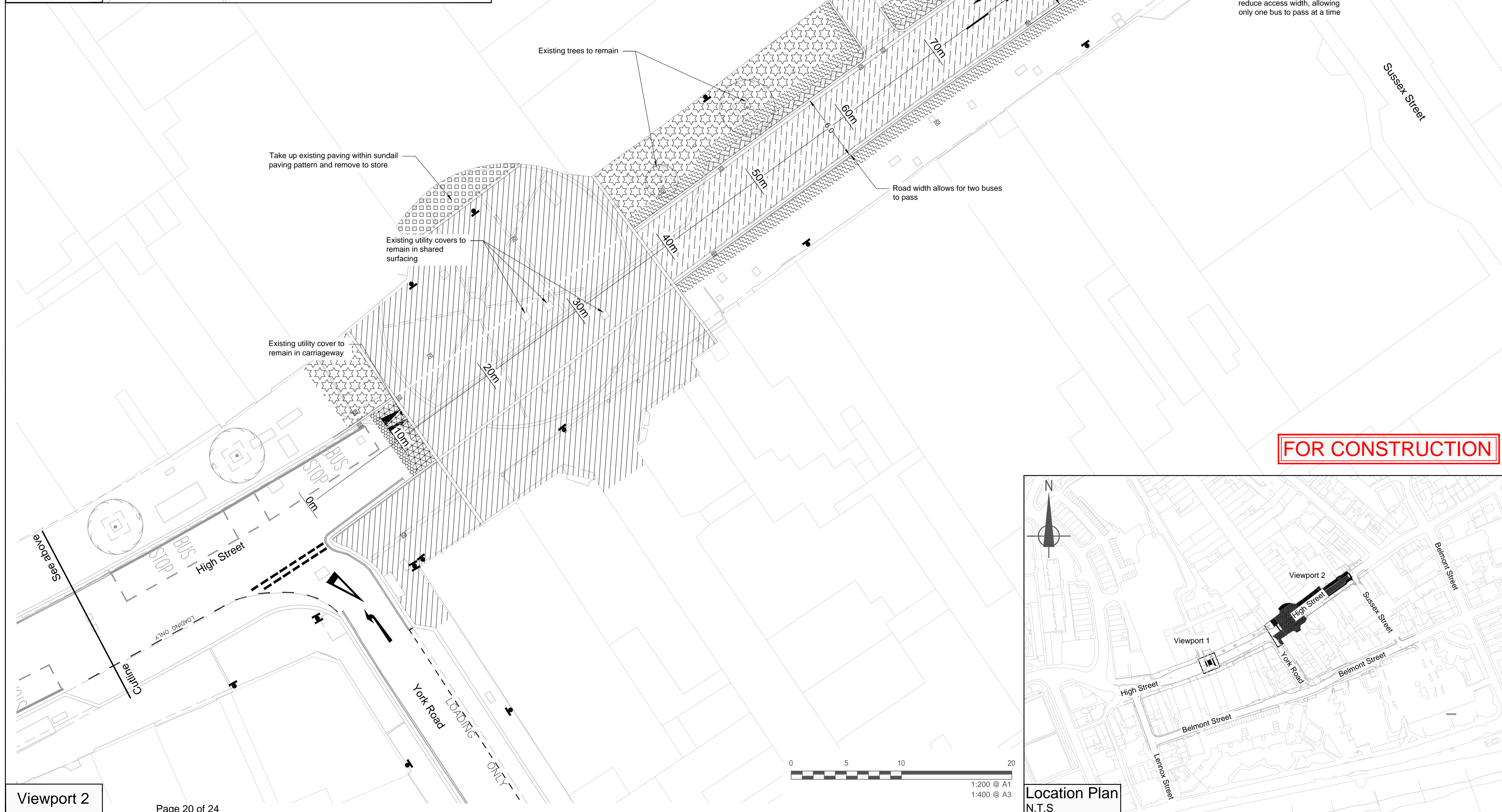
Drawing Title **GENERAL ARRANGEMENT**

Drawing Status **TENDER ISSUE**

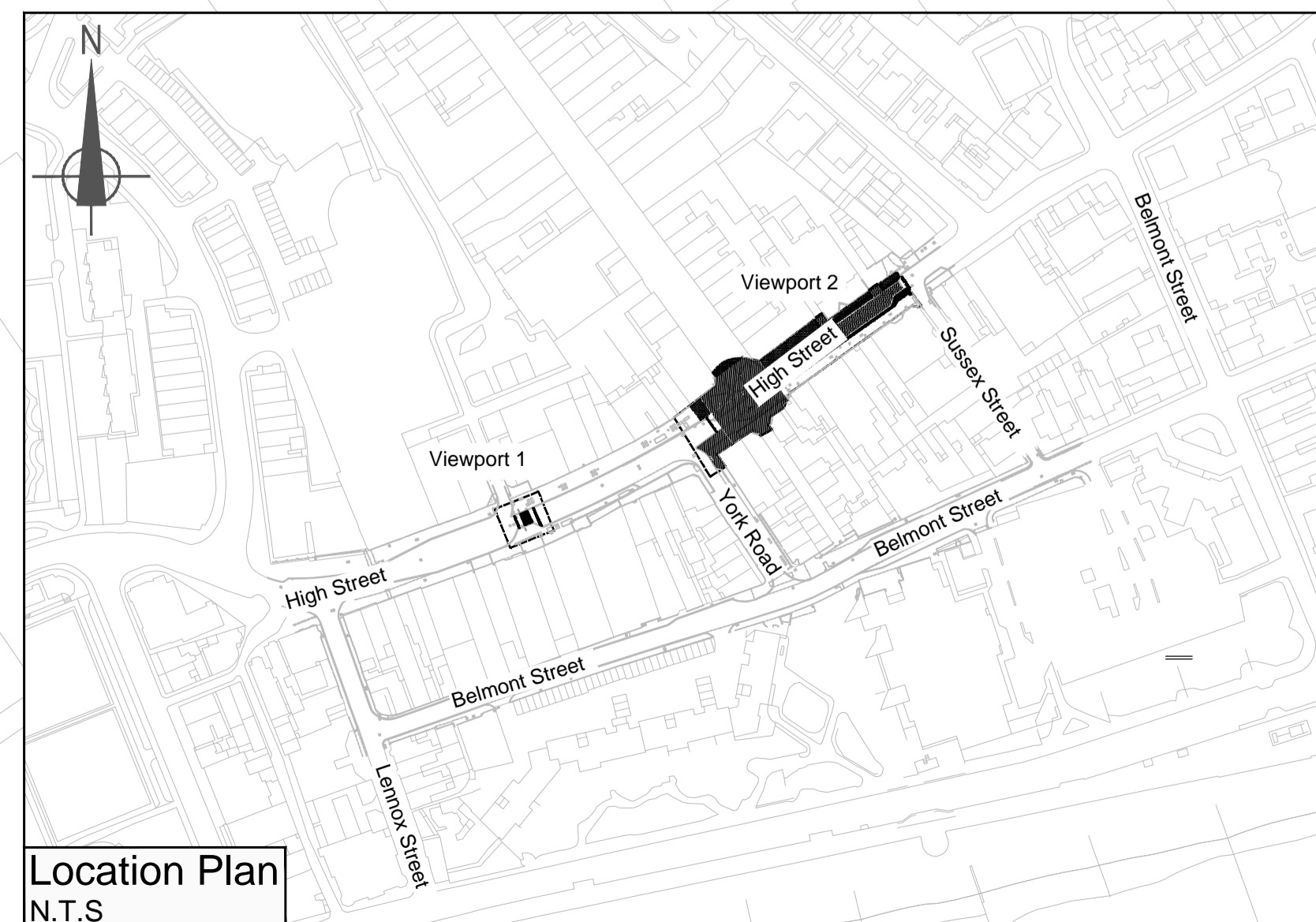
Drawn AS	Designed RH	Date FEB 2015	Scale 1:200	Size A1
Drawing No. 202-P3-01-02	Rev B			



Viewpoint 1



Viewpoint 2



Location Plan  
N.T.S.

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SIGNIFICANT RESIDUAL RISKS	
The following list provides a cross reference between this drawing and the Designer's Health & Safety Risk Assessment and identifies those areas of Significant Residual Risk	
Description of Risk	Ref. No.
Working next to live c'way	1
Burning road markings	3
Site plant	4

- Notes:
- Please refer to Drg No. 474119-AK-002 to 004 for cross sections and long sections
  - Please refer to Drg No. 474119-AK-005 & 006 for site clearance and excavation
  - Please refer to Drg No. 474119-AK-007 for construction plan
  - Please refer to Drg No. 474119-AK-008 to 010 for traffic signs and road markings
  - Please refer to Drg No. 474119-AK-011 for traffic sign face details
  - Please refer to Drg No. 474119-AK-012 for statutory undertakers locations
  - Please refer to Drg No. 474119-AK-013 to 015 for paving detailed area plan and kerb details

- Key:
- Existing paving on London Road to be taken up and taken to store
  - Shared surface construction
  - Raised concrete block construction
  - Black top construction for ramps
  - Paving on existing carriageway
  - Carriageway tie in detail for ramps and changes on material type
  - Footway reinstatement using existing paving
  - Footway to be taken up and relaid to suit new kerbing levels
  - Kerbing/channels/edging
  - Gully
  - New road markings
  - Existing road markings
  - Gateway sign
  - Traffic sign

B	SW	PMN	CW	25-07-14	Second Issue
A	SW	PMN	CW	02-05-14	First Issue
Rev	By	Chkd	Apprv	Date	Description

Client



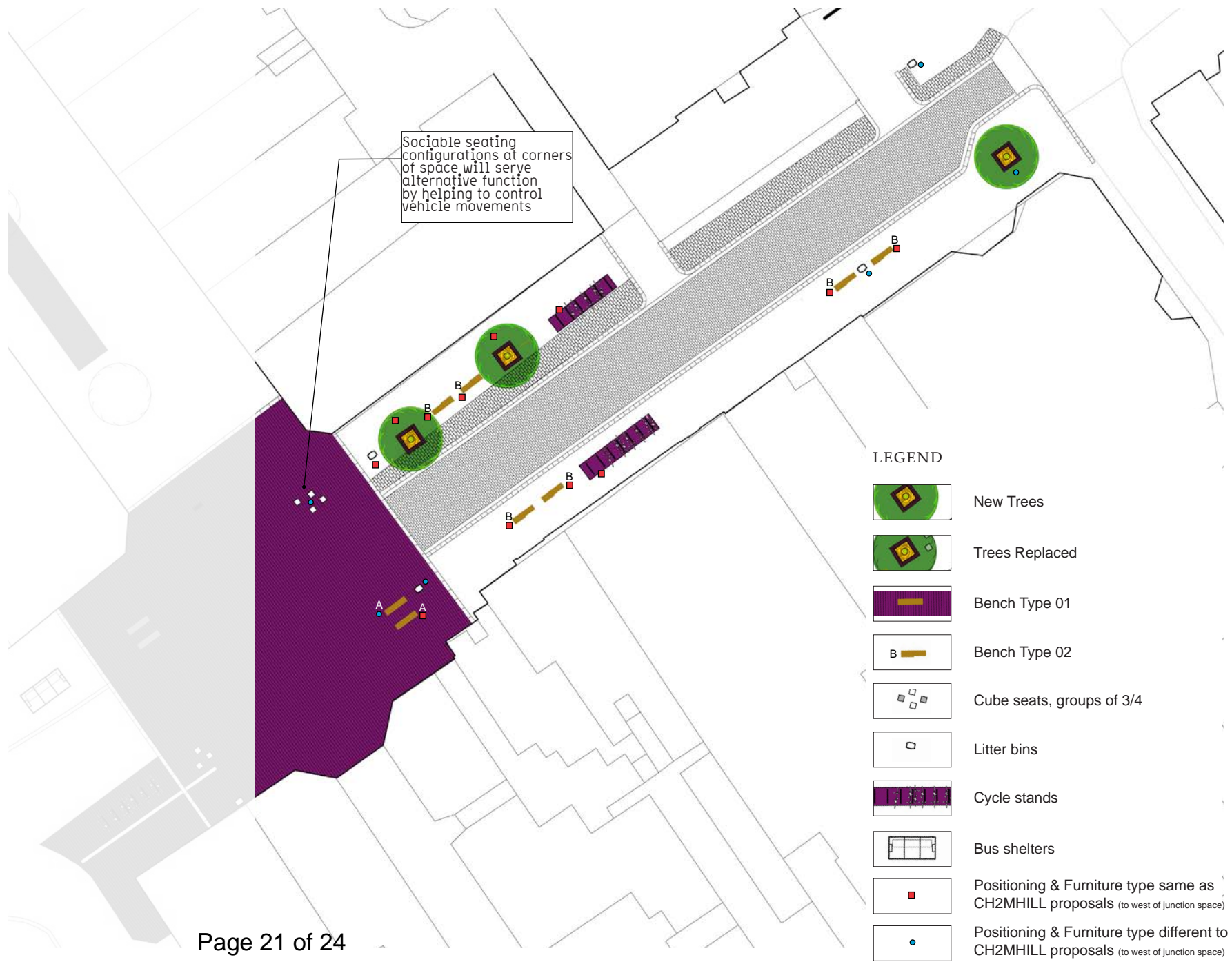
Elms House  
43 Brook Green  
London, W6 7TF  
TEL: +44 (0)20 3479 8000  
FAX: +44 (0)20 3479 8001  
www.ch2mhill.com

Project  
**Bognor High Street**

Drawing  
**Detailed Design  
General Arrangement**

Drawn by: SW Date: 28-04-14  
Checked by: PMN Date: 28-04-14  
Approved by: CW Date: 28-04-14

Drawing No. **474119-AK-001** Revision **B**  
Drawing Scale: as shown @ A1



1.2 THE PALETTE LAYOUT PLAN



## Bognor Regis Regeneration Position Statement

Project/Opportunity	Update November 2015
<p><b>1. Enterprise Bognor Regis</b> 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>The new Rolls Royce Motor Car Technology and Logistics Centre is nearing completion and will open early next year. A Local Development Order for sites at Enterprise Bogor Regis was approved at the October Development Control Committee subject to some transport matters being resolved. It will go to Full Council on 11<sup>th</sup> November. A brochure has been published to promote the sites and development opportunities.</p>
<p><b>2. Regis and Hothamton sites</b> The Council owns two key regeneration sites at the Regis Centre and Hothamton car park and is seeking to develop them to obtain the maximum benefit for the town.</p>	<p>Full Council in July reinforced the use of the Masterplan to guide development on the sites, and set out a forward plan for reporting on these key sites. On 11<sup>th</sup> November Full Council is being asked to agree to explore the options for ADC to drive the delivery to maximise income and regeneration benefits rather than market the opportunities. Uses for the Hothamton site to be retail, decked car parking fringed with retail/office/workshop space, with student/staff accommodation above. For Regis site, the site is split into Packages to be developed independently. Package A will be improved theatre, gallery, multi-use space, Package B (SE site) – pub, hotel, restaurant, residential above, Package C (current Regis pub) – attraction with café/shop housed in tall landmark building with residential and possibly restaurant above. Package D - Place St Maur and Package E - decked car parking with active frontage onto Belmont Street/Clarence Road. Next steps: commissioning specialist consultancy advice on feasibility, costing, market testing etc</p>
<p><b>3. Town Centre Initiatives</b> 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, Town Centre Management Board and Bognor Regis Town Council.</p>	<p>Station Square public realm completed by early summer. Station Road/London Road design at tender stage. WSCC High Street traffic flows work planned for January 2016 start, CCF contribution to enhanced street furniture and tree plantings agreed by WSCC Finalist in Coastal Town category of Great British High Street Awards. Aerial Birdman very successful, with large increase in footfall for that weekend.</p>

<p><b>4. Seafront Strategy</b> 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 – it is proposed to retain, improve and extend – see paper. A Seafront Delivery Plan is being created in line with existing strategies, including the location of key features along the promenade.</p>
<p><b>5. University of Chichester</b> 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>The plans for the new Engineering and Digital Technology Park continue to progress and a planning application is being prepared. The proposals will include new student accommodation.</p>
<p><b>6. Butlin's</b> 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 town regeneration</p>	<p>Meeting between ADC and Butlin's planned for November. Verbal update to be given at the meeting. Butlin's has recently won a national Best UK conference centre award for the Bognor Regis facilities.</p>
<p><b>7. Old Town</b> The Old Town area around Norfolk Street and Waterloo Square is on the up. Privately funded development will bring new good quality cafes/restaurants. Promotional activity will draw vibrancy and different footfall to this area of the town</p>	<p>Funding granted for c £10,000 jointly with Pier Trust for markets and promotion of this area. Bid made to Coastal Revival Fund for £50,000 shared between Old Town and Pier Trust to formalise pedestrianisation request and design of landscape and gateways to this area.</p>
<p><b>8. Railway Station</b> 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>Funding in place for complete station refurbishment, c £1.5-2m value, start early 2016, duration about a year. WSSC are proposing the "Make Bognor Regis Better" creative digital hub initiative for the large commercial spaces in the station. Wayne Hemingway has been commissioned by WSSC to be the creative lead for the project, and the initial concept meeting was positively received. WSSC to be invited to a future meeting to present on this project.</p>
<p><b>9. Transport and Car Parking</b> 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 approved, signage to be installed soon. Commissioning transport and parking study for The Esplanade to explore future options.</p>