



Public Document Pack

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4 June 2020

BOGNOR REGIS REGENERATION SUB-COMMITTEE

A meeting of the **Bognor Regis Regeneration Subcommittee** will be held on **Wednesday 17 June 2020 at 6.00 p.m.** and you are requested to attend.

PLEASE NOTE: *This meeting will be a 'virtual meeting' and any member of the press and public may listen-in and view the proceedings via a weblink which will be publicised on the Council website at least 24 hours before the meeting.*

Different meeting arrangements are in place for the period running from 4 April 2020 to 7 May 2021 from the provisions of the Coronavirus Act 2020 and the meeting regulations 2020, to allow formal 'virtual meetings'.

This Council's revised Rules of Procedures for 'virtual meetings' can be viewed here [click here](#)

Members: Councillors Stanley (Chairman), Brooks (Vice-Chair), Mrs Daniells, Dixon, English, Mrs Madeley, Oppler, Mrs Stainton and Mrs Warr

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members and Officers are reminded to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent

Members and officers should make their declaration by stating
:

- a) the item they have the interest in
- b) whether it is a pecuniary, personal and/or prejudicial
- c) the nature of the interest

3. **MINUTES** (Pages 1 - 4)

To approve as a correct record the Minutes of the meeting held on 4 February 2020 (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. **START TIMES**

To consider the start times of meetings for the remainder of 2020/21.

6. **BID UPDATE**

Jason Passingham, Chairman of the BID Board, will be in attendance to provide an update.

7. **UPDATE ON OPTIONS FOR THE REDEVELOPMENT OF THE REGIS CENTRE AREA** (Pages 5 - 16)

The purpose of this report is to remind the Subcommittee of the actions agreed to date by the Council and to invite Members to consider whether changes to the core elements of the agreed scheme should be recommended to Full Council in order to facilitate a scheme which can be delivered commercially without resorting to any significant public subsidy.

8. **BOGNOR REGIS REGENERATION POSITION STATEMENT** (Pages 17 - 22)

To receive and note the Position Statement.

Note : Reports are attached for all Members of the Sub-Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

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

Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [Filming Policy](#)

BOGNOR REGIS REGENERATION SUB-COMMITTEE

4 February 2020 at 6.00 pm

Present: Councillors Stanley (Chairman), Brooks (Vice-Chairman), Charles, Mrs Daniells, Mrs Stainton, Edwards (Substitute for Mrs Madeley), Coster (Substitute for Dixon) and Oppler (Substitute for Mrs Staniforth)

Councillor Goodheart was also in attendance for all or part of the meeting.

13. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Dixon, Mrs Madeley and Mrs Staniforth.

14. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

15. MINUTES

The Minutes of the meeting held on 28 October 2019 were approved by the Sub-Committee and signed by the Chairman as a correct record.

16. PRESENTATION BY THE UNIVERSITY OF CHICHESTER

The Chairman welcomed to the meeting Professor Jane Longmore, Vice-Chancellor, who was in attendance to give a brief presentation to Members on the role the University of Chichester was taking to promote regeneration in Bognor Regis.

Professor Longmore was proud to advise that the University was one of the most successful in obtaining a high participation rate of their students and had received a number of endorsements to support its ranking at No. 14 of the best in the UK for caring for its students. She highlighted how the presence of the students made a significant contribution to the economy of the town and also in cultural terms.

The University was committed to contributing to the development of a strong economic eco system through supporting businesses; producing graduates; and encouraging them to remain in the District. The new Tech Park would be enormously valuable in helping to achieve the higher skill levels that were needed to attract businesses in as it provided leading edge technology and had attracted inward investment for research.

The Sub-Committee heard that 1,000 businesses had been helped to improve their performance and Professor Longmore also provided information relating to the hothouse programme; the multi-academy trust which now dealt with 14 schools compared to just 3 in 2013; and a number of other projects.

The Sub-Committee thanked Professor Longmore for her extremely informative presentation and was fascinated to hear about the different and varied approaches that were being taken to support the local community. The Tech Park itself provided a statement of confidence in the District and which would be of great benefit in the future.

Following a short question and answer session, the Chairman again thanked Professor Longmore for her attendance at the meeting and for providing a tour of the Tech Park to Members and Officers immediately prior to the meeting.

17. BOGNOR REGIS PLACEBRANDING PRESENTATION

The Chairman welcomed Mrs Victoria Hilditch, Vinco Marketing, to the meeting who was in attendance to appraise Members of the work that was in progress to develop a placebranding toolkit to attract residents and visitors to Bognor Regis.

The Group Head of Economy gave a brief summary of the work that Hemingway Design, the Council's consultants, had undertaken around the perceptions that people had with regard to Bognor Regis, together with the results of a survey that had been undertaken to ascertain what the key aspects were that people wanted to see taken forward to make the town a welcoming destination.

Vinco Marketing was now taking that forward and Mrs Hilditch provided Members with an insight of the work that was being undertaken to change the narrative of present perceptions. She envisaged that the two steps that were of paramount importance were to (i) create pride in the town; and (ii) promote the town on a much wider scale. She cared passionately about Bognor Regis and wanted others to realise what an amazing place it was – it was different to other coastal towns and that fact should be promoted.

Members were shown a number of slides which provided an illustration of the concept and ideas that were being looked at, with the next step being the identification of relevant participants to form a focus group to take those forward. A strategy would have to be formulated and a budget confirmed prior to any roll out.

Members then participated in a question and answer session with Mrs Hilditch. Issues raised included:-

- The use of social media
- How to increase the footfall into the town, e.g. providing flatted development, and encouraging the night time economy
- How partners for the focus group would be identified and encouragement given for everyone to work together

- The “Love Bognor Regis” brand would be for the town and would not be owned by the Council – all businesses and organisations would be encouraged to use it and a number of conversations had already been had with the County Council, town Council, BID (Business Improvement District) and the University
- A question was asked about the footfall coming out from Butlins to spend in the town and it was agreed that an approach would be made to the company to see if they could provide that information

Mrs Hilditch was commended for her passionate and enthusiastic interest in Bognor Regis and was thanked for her interesting presentation. The Chairman commented that there were exciting things to take away and it was pleasing to note that Bognor Regis was performing well in the current economic climate with shop vacancy rates improving.

18. BOGNOR REGIS BUSINESS IMPROVEMENT DISTRICT (BID)

For the third and final presentation, the Chairman welcomed Jason Passingham, Board Chairman, to the meeting who was in attendance to provide an update on the work and progress of BID (Business Improvement District).

Mr Passingham emphasised that there must be some different ideas for the town to attract people in and that some form of lighting installation was presently being explored for the Christmas season 2020. There was a lot of competition and Bognor Regis had to find something that would provide enjoyment for all the family. He also ran through improvements that were being undertaken to part of the “old town” and the Queensway and stated that successful partnership working with all relevant bodies was essential.

Following a brief discussion, the Chairman thanked Mr Passingham for an informative and interesting presentation.

19. TOURISM - SUMMARY OF SUPPORT CURRENTLY PROVIDED BY ARUN DISTRICT COUNCIL

The Tourism Business Development Officer presented a report which set out the key tourism activities that were either led by the Council or which the Council played a significant role in delivering.

In the course of the presentation, it was highlighted that “hits” on the Sussex by the Sea website were down due, in part, to the increase in the use of social media, and it was intended to review how the online tourism presence would look and be delivered in the future.

The Sub-Committee participated in a brief discussion regarding improvements to the website and the way forwarded and then noted the report. The Tourism Business Development Officer was commended for her work.

Bognor Regis Regeneration Sub-Committee - 4.02.20

20. BUSINESS SUPPORT AND ENTERPRISE IN ARUN

The Sub-Committee received a report from the Business Development Manager which provided an update on the services provided to local businesses and the progress being made with those services.

The Business Development Manager was congratulated and thanked for the fantastic job she was doing with the local business community. The Sub-Committee then noted the report.

21. BOGNOR REGIS REGENERATION POSITION STATEMENT

The Sub-Committee received the Position Statement and made particular comment on the following:-

- **Gardens by the Sea** – a question was asked with regard to what was happening with Pavilion Park. The Chief Executive responded by saying that there was a lot of work to do to bring things forward and that consultants needed to be procured but it was hoped that Members would be provided with more detailed information in the near future.
- **University of Chichester** – on a question being asked, it was confirmed that the provision of toilets at the London Road Coach & Lorry Park had been a Council decision in the past but the matter would be cascaded across various Committees in due course. It was also confirmed that the University had not yet made a firm decision with regard to the provision of student accommodation in that area.

The Sub-Committee noted the remainder of the report.

The Chairman took the opportunity to thank Members and officers for their positive contribution and engagement in the meeting.

(The meeting concluded at 8.15 pm)

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF BOGNOR REGIS REGENERATION SUB COMMITTEE ON 17 JUNE 2020

PART A : REPORT

SUBJECT:

Update on Options for the Redevelopment of the Regis Centre Area

REPORT AUTHOR: Karl Roberts, Director of Place

DATE: 20 May 2020

EXTN: 37760

PORTFOLIO AREA: Place

EXECUTIVE SUMMARY:

The purpose of this report is to remind the Committee of the actions agreed to date by the Council and to invite the Committee to consider whether changes to the core elements of the agreed scheme should be recommended to Full Council in order to facilitate a scheme which can be delivered commercially without resorting to any significant public subsidy.

RECOMMENDATIONS:

The Sub Committee recommends to Full Council:

- (1) To dispose of the Council's freehold interest in the land in the south eastern corner of the site, including the former fire station, for the purpose of building a hotel;
- (2) Following surrender of the sub lease to the head lessee, to agree to the surrender of the head lease on the Regis Centre building from the day the hotel opens, at nil consideration;
- (3) To make budget provision for the running costs of the Regis Centre after the lease is surrendered;
- (4) To lease the part of the Regis Centre building that is currently operated as a pub, until it is viable to redevelop;
- (5) To make budget provision for the repairs unless a commitment has been made to demolish the building;
- (6) To make budget provision for the costs of commissioning of necessary reports and professional advice required to progress the agreed resolutions above and below and to authorise the Director of Place, in consultation with the Portfolio Holder of Technical Services, and subject to the Council's Procurement Standing Orders, to draw down

and authorise any expenditure within the agreed budget provision;

- (7) The Council re-affirms not making any commitment as landowner to enter into any binding legal agreements pursuant to the granting of any planning permission in 2018, for the regeneration of the Regis Centre and Hothamton car park sites under its freehold ownership;
- (8) The final terms of the agreement shall be presented to the Bognor Regis Regeneration Sub Committee for consideration for approval prior to the completion of all legal formalities arising from these actions;
- (9) The Director for Place, in consultation with the Cabinet Member for Planning Services, to take appropriate action (if required) under section 203 of the Housing and Planning Act 2016;
- (10) The Director for Place, in consultation with the Cabinet Member for Technical Services and the Section 151 Officer, to take any actions necessary consequential to the decisions taken above, in relation to expunging existing leases or entering into new leases;
- (11) Progress reports be provided to the Bognor Regis Regeneration Sub Committee at regular intervals, focussing on the intended decision-making process and timetables; and
- (12) The Council continues to support the principle of including the area of the Esplanade between Clarence Road and Place St Maur within any new public realm scheme for the wider regeneration of the town.

1. BACKGROUND:

- 1.1 The purpose of this report is to invite the Council to consider updating its development strategy for the potential redevelopment of the Regis Centre, particularly in light of the challenging economic conditions currently being faced as a result of the Covid-19 Pandemic. Given the current economic uncertainties it is difficult to gauge the status of various different parts of the residential market as well as the leisure and hospitality markets. As a consequence, the Corporate Management Team have asked that this report focuses on only parts of the previously agreed scheme, namely the proposed construction of a hotel and the consequential acquisition of the existing pub and theatre by the Council.
- 1.2 The intention is to provide further reports to the Committee in the coming months when there is some clarity as to how the economy is recovering.
- 1.3 To recap on recent events for new Councillors, in March 2017 the Council considered the minutes from the previous February Bognor Regis Regeneration Sub Committee who had considered a report regarding a new set of regeneration proposals for both the Hothamton Car Park and The Regis Centre.
- 1.4 Matters relating to the Hothamton Car Park area are not the subject of this report (because that has already been the subject of more recent reports in 2019) and,

therefore, relevant minutes and any subsequent changes which relate to only this site have been left out from this report to aid clarity.

- 1.5 The proposals for the Regis Centre focused on the basic concept of creating a modern 'Winter Garden' under the broad title of 'Gardens by the Sea'. The image below provides a reminder of the basic concept.



- 1.6 The relevant resolutions from the March 2017 Council meeting can be found in Appendix A.
- 1.7 Subsequent to this, in July 2018 the Council was invited to consider an exempt report which sought authority for budget provision to be made and for the disposal /acquisition of interests in the relevant land at the Regis Centre in accordance with the previously agreed Gardens by the Sea/Winter Gardens concept. This was on the basis that rather than the scheme being delivered as a single development it would be phased, with the delivery of the hotel being prioritised. This would also have involved a land swap with Whitbread's PLC where the Council would have secured full control of the existing pub and theatre.
- 1.8 In addition, the Council was also asked to reaffirm its position with regard to an alternative vision that had been put forward by an independent organisation, which had secured planning permission granted on appeal for an alternative scheme. Prior to this granting of that planning permission, the Council had resolved not to enter into any agreement as landowner to give effect to that alternative vision and confirmation of that stance was being sought.
- 1.9 Relevant resolutions from that July 2018 Council meeting can be found in Appendix B.
- 1.10 In the period between this meeting and the Council elections of May 2019, officers undertook a series of negotiations with representatives of Whitbread PLC in order to secure an agreement pursuant to the above resolutions. However, unfortunately the outcome of these negotiations was that the Council and Whitbread PLC were

unable to reach an agreement on all matters and consequently negotiations stalled. In recent months discussions have recommenced.

- 1.11 The focus of the new administration from a regeneration perspective has been focused on the Sunken Gardens area. The Council priorities agreed in November 2019 were silent on whether a different approach should be taken with regard to the Regis Centre scheme. Subsequently officers informally met with the Leader and the Portfolio Holder for Technical Services in January 2020 to discuss future options and it was agreed to prepare this report as a result. However, the global pandemic has changed substantially the economic conditions and so the Corporate Management Team has asked at this time that the report focus on the potential land swap to secure the delivery of a much needed modern hotel for the town and enable the Council to secure the pub and the theatre so that the Council can plan appropriately for its long term future as it is a key asset in the social and economic fabric of the town.
- 1.12 It should also be noted that in March 2020 Cabinet resolved the following in respect of Plas St Maur which lies adjacent to the Regis Centre;
- 1. The design brief for public realm improvements at Place St Maur, Bognor Regis be approved which will form the basis of the tender process for the project;*
2. Delegated authority be given to the Director of Services to procure consultants to undertake RIBA stages 0-7 to enable the delivery of the Place St Maur project;
4. Enhancement proposals for Place St Maur are prepared for public consultation
- 1.13 The Winter Gardens project, whilst very exciting and visionary is also very complex and would require extensive public funding because the commercial elements would not generate enough return to pay for the extensive capital works. It could take a very long time to secure the required funding which previous estimates have put in excess of fifty million pounds. The recent decision regarding improving the public realm for Place St Maur effectively stops the Winter Gardens project unless any public realm improvements are regarded as being temporary.
- 1.14 The current Covid-19 issues clearly have a negative impact upon the economy as a whole but also impacts significantly upon the viability of regeneration projects and the potential to secure investment from the private sector.
- 1.15 The Corporate Management Team believe that this is not the right time given the prevailing economic conditions to consider the question of whether to continue with the agreed scheme or something simpler; something else or nothing at all. Those decisions should be made when there is more economic certainty.
- 1.16 However, it is considered reasonable to continue with the proposed land swap agreed by the Council in 2018 so that the Council can proceed with securing a new 80 bed hotel and the control of the existing pub and theatre.
- 1.17 To remind Members of the detail of these proposals it is proposed to establish a circa 80 bed hotel behind the Town Hall (requiring the demolition of the old Fire Station). The building currently hosts the Citizens Advice and Shopmobility. The Council will work with the service provider, and Shopmobility, to assist them in

finding suitable alternative premises.

- 1.18 The deal would be with Whitbread PLC as any deal would involve the Council securing the existing pub and theatre which are currently leased to Whitbread's for a period which remains in excess of 20 years.
- 1.19 However, the Council must be ready to accept that a mutually acceptable deal with Whitbread's might not be possible in which case the Council would need to be ready to seek other potential partners to deliver the hotel. In such a scenario the Council would clearly not be able to secure full control of the existing pub and theatre. In such circumstances officers would provide Members with a further report on the various options including a do-nothing option and the financial implications of an option which might include compulsory purchase.
- 1.20 Once Whitbread's vacate the existing pub this could be operated as a pub, converted to some other form of attraction or left vacant. The question also arises as to whether this building should be redeveloped to provide more space/uses on the upper floors and a better visual appearance. These matters will be subject to a further report to this Committee. The Committee should note that in the July 2018 report it was stated that 'The worst-case scenario estimate of running costs (excluding identified repairs) that the Council would then be liable for, based on the pub remaining unlet, and the theatre requiring additional support to continue to operate from the building until redevelopment, is £280k per annum.'
- 1.21 In respect of the theatre it is important to note that the freehold of the Regis Centre building is held by the Council, but it is leased on a full repairing lease to Whitbread PLC who operate the pub and sub-let the Alexander Theatre to Arun Arts Ltd. Arun Arts Ltd, who operate the theatre, hold repairing liability for that part of the building. Whitbread PLC's lease of the Regis Centre building expires in 2046 for which it pays only a peppercorn rent.
- 1.22 The July 2018 report which is an exempt report contains details of the Heads of Terms which had previously been provisionally agreed. These will, of course, need to be reviewed in any new negotiations but would include matters such as follows:
- Subject to obtaining planning permission, disposal of freehold of land on which a hotel could be built for an agreed consideration. The sum arrived at takes into account the value of the land on which it is proposed a hotel be built (based on residuals), the value of the unexpired term of the lease held by Whitbread PLC, and the cost of any repairs needed to the existing building.
 - Early surrender of the Head Lease of Regis Centre building and the Sub-Lease to Arun Arts Ltd at nil consideration on the day the hotel opens for business, and consideration of whether any sum for repairs to the Regis Centre building should be forthcoming.
- 1.23 Each party would bear its own legal costs, and Whitbread PLC would submit plans for and build the hotel at its expense. They are also subject to a premises licence being obtained, subject to contract, and the approval of both the Council and Whitbread's board.

2. PROPOSAL(S):		
2.1	The Council is invited to confirm that its preference is to move forward with the scheme as outlined above. The recommendations set out in this report are based on that premise and seek the Council's re-confirmation of other elements agreed in 2018 (and updated) and that the Council would not wish to undertake the hotel as a developer. Should the Council wish to consider its potential role as a developer further then it is recommended that this report be deferred so that these matters can be considered further in an updated report.	
2.2	It is important that Members note that there is no current budget provision to take forward a more comprehensive scheme and, therefore, if Members wish to pursue this option then it is likely that most activity will be after the budget for 2021/22 is agreed when the cost of preparing an alternative scheme can be considered alongside other financial priorities for the Council.	
3. OPTIONS:		
1. Continue with the agreed scheme (Winter Gardens). 2. Agree to recommendations in this report (this does not preclude options 1 and 3 being taken forward at a later date). 3. Propose an alternative scheme which will need to be considered at a future meeting. 4. Agree not to take forward any scheme at this time.		
4. CONSULTATION:		
Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)	Portfolio Holder for Technical Services	
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)		
6. IMPLICATIONS:		
The main implications are addressed in the main body of the report.		

7. REASON FOR THE DECISION:

The Council wishes to proceed with a scheme on this site, however the challenging economic conditions currently being faced as a result of the Covid 19 Pandemic means that the extent of the scheme has been reduced.

8. BACKGROUND PAPER

March 2017 Council meeting

<https://democracy.arun.gov.uk/CeListDocuments.aspx?Committeeld=141&MeetingId=344&DF=22%2f03%2f2017&Ver=2>

July 2018 Council

<https://democracy.arun.gov.uk/CeListDocuments.aspx?Committeeld=141&MeetingId=353&DF=18%2f07%2f2018&Ver=2>

Appendix A

The relevant resolutions from the March 2017 Council meeting:

(1) The Gardens by the Sea / Winter Gardens concept as described in the 2017 Bognor Regis Masterplan Options Report and the conclusions described in the 2017 Regis Centre & Hothampton Masterplans Market, Viability & Delivery Report, be supported;

(2) Option 2 for the Regis Centre site (new theatre option) is the preferred Masterplan option. Officers may progress this proposal to develop a more thorough understanding of the opportunities and risks of implementing such a proposal, the appropriate scale and phasing, and the potential funding packages and delivery vehicle approaches that might support it. Option 1 (Refurbishment of theatre) will remain as an alternative option should the scale of the funding package for Option 2 be unachievable;

(3) Option 1 for the Hothampton Car Park site is the preferred Masterplan option and officers progress this proposal, taking into consideration the potential funding and delivery vehicle approaches that might support it, ready to market the site;

(4) The Council supports the principle of including the area of the Esplanade between Clarence Road and Place St Maur within any new public realm scheme for the wider regeneration of the site;

(5) The Council supports the Bognor Regis Place Branding initiative developed in partnership with other agencies;

(6) Authority be given to the Director of Place to begin discussions, early in the project development process, with specialist advisors and key external partners of the proposed theatre, cultural hub and Winter Gardens, and in consultation with the Head of Corporate Support Group, to ensure the operational business plan and governance arrangements (legal structure) are fully considered and will influence the functionality and scope of the new building(s) and potential funding opportunities;

(8) Authority be given to the Director of Place to enter into discussion with West Sussex County Council, as the highway authority, to consider any highway implications and costs associated with the above and to prepare concept plans for any proposed works;

(9) In furtherance to the supplementary estimate agreed and resolution made at the Council meeting on 20 July 2016 (Minute 145), the Director of Place is authorised, in consultation with the Leader of the Council, and subject to the Council's Procurement Standing Orders, to draw down and authorise expenditure, for the commissioning of any of the necessary reports and professional advice required to progress the implementation of the 2017 Masterplan options; and

(10) Progress reports be provided to the Bognor Regis Regeneration Subcommittee at regular intervals, focussing on the intended decision making process and timetables.

Appendix B

Relevant resolutions from the July 2018 Council meeting:

- (1) To proceed with the delivery of the hotel phase ahead of the other elements of the Gardens by the Sea / Winter Gardens concept (new theatre option) that was agreed by Full Council in March 2017;
- (2) To dispose of the Council's freehold interest in the land in the south eastern corner of the site, including the former fire station, for the purpose of building a hotel;
- (3) Following surrender of the sub lease to the head lessee, to agree to the surrender of the head lease on the Regis Centre building from the day the hotel opens, at nil consideration;
- (4) To make budget provision for the running costs of the Regis Centre after the lease is surrendered;
- (5) To lease the part of the Regis Centre building that is currently operated as a pub, until it is viable to redevelop;
- (6) To make budget provision for the repairs unless a commitment has been made to demolish the building;
- (7) Officers to work towards submitting a planning application for the non-hotel elements of the redevelopment concept previously agreed for the Regis Centre site including new theatre, winter gardens, multi-story car park, residential development, restaurants and the potential reuse of the Town Hall;
- (8) The Director of Place to commission any reports, studies or professional advice required to progress the delivery of the 'Winter Gardens' concept scheme;
- (9) The Director of Place, in consultation with the Leader of the Council, the Chairman of the Bognor Regis Sub-Committee and the Cabinet Member for Technical Services, to submit a planning application for the non-hotel elements of the concept for the Regis Centre site;
- (10) The Director of Place to bid for, receive and use external grant funding that may fund (in part or whole) work in pursuance of delivering the previously agreed concept for the Regis Centre site;
- (11) The Council re-affirms not making any commitment as landowner to enter into any binding legal agreements pursuant to the granting of any planning permission in 2018, for the regeneration of the Regis Centre and Hothamton car park sites under its freehold ownership;
- (12) The Director of Place and the Section 151 Officer, in consultation with the Leader of the Council and Chairman of the Bognor Regis Regeneration Sub-Committee and Cabinet Member for Technical Services, to enter into negotiations

including the boundaries and to finalise terms and enter into agreement with Whitbread PLC, or subsidiary, for disposal of freehold and early surrender of lease in accordance with (2) and (3) above, and to complete all legal formalities arising from these actions;

(13) The Director for Place, in consultation with the Cabinet Member for Planning Services, to take appropriate action under section 203 of the Housing and Planning Act 2016; and

(14) The Director for Place, in consultation with the Cabinet Member for Technical Services and the Section 151 Officer, to take any actions necessary consequential to the decisions taken above, in relation to expunging existing leases or entering into new leases.

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Bognor Regis Regeneration Position Statement

Project/Opportunity	Update June 2020
<p>1. Enterprise Bognor Regis Enterprise Bognor Regis (EBR) comprises a series of commercial/industrial sites co-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, and many pre-planning studies were undertaken which has hastened development. There is limited greenfield commercial land available on this scale within Coastal West Sussex area.</p>	<p>The site is allocated as a strategic employment site in the adopted Local Plan.</p> <p>Landowners of EBR sites are reporting good occupier interest.</p> <p>Saltbox site – The second hybrid planning application (BE/135/18/PL) to develop the site in two phases for employment and commercial uses was approved.</p> <p>The proposed development will deliver £33.7 m of capital investment; provide approximately 30,520 square metres of new mixed use floor-space and between 500 and 1000 new private sector jobs.</p> <p>This includes a Warburtons Class B8 warehouse for the storage and distribution of bread products and offices. The application also includes two drive-thrus; industrial buildings; an ALDI food store and car showrooms for the Richmond Motor Group. The full planning application also includes the provision of the site's infrastructure comprising access roads and a new entrance from Shripney Road, on-site open space provision, landscaping, drainage works and attenuation ponds. Outline permission was granted for the remainder of the site i.e. flexible delivery of employment space primarily in the form of two warehouses with associated car parking provision and landscaping. Hope to start on site in August 2020.</p> <p>The Business Case for the delivery of a £7m WSCC funded Enterprise Centre on one of the sites at Enterprise Bognor Regis is being developed by WSCC.</p> <p>Oldlands Farm site - Hanbury has been granted change of use of their new proposed development from industrial to retail to allow a Lidl and The Range store. The application for the Lidl store has recently been submitted.</p> <p>Rolls Royce has completed Phase 2 of their warehouse and also has a temporary facility to</p>

	accommodate sales growth of their new “Cullinan” model.
2. Gardens by the Sea 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 regeneration benefit for the town.	<p>The Council has decided that work on the proposed Pavilion Park on the Hothamton site be ceased, and consultation on alternative options will be undertaken in the future.</p> <p>Work on the Regis site has also been halted until regeneration project priorities have been agreed.</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. A Business Improvement District (BID) is in place from April 2018 for 5 years. Work is delivered in partnership with BID Manager, BID Board and Bognor Regis Town Council.	<p>The Council is working closely with the BID and other councils to get the town centre ready for the planned reopening of non-essential retail on 15th June using the £143k Reopening High Streets Safely Fund from government. It is likely that this money will be distributed across the district to all areas with secondary retail centres or a parade of shops to enable safe reopening. For the town centre, on the public side, this involves social distancing reminders, and working with WSCC to consider road closures/narrowing at pedestrian pinch-points to enable safe distances to be maintained. For businesses, e-bulletins are signposting them to the guidance about safe reopening, and the BID are offering support to assist businesses.</p> <p>Vacancy rates from March 2020 showed a normal increase over the winter from 7.5% (Sept 2019) to 9.4% (25/266) for the core town centre and 12.2% (49/402) for the wider BID area. The count was undertaken before lockdown, and nationally it is estimated by retail organisations that around 25% of retail outlets may not reopen once lockdown is eased. Additionally, national research indicates that coastal areas are likely to be hardest hit by the pandemic. Work has already started on a Recovery Plan for the town centre, and this will come back to this committee for consideration in due course.</p>
4. Seafront Regeneration The Seafront Strategy was adopted in 2009 and set out plans to enhance the area. The Seafront Delivery Plan for the central section of the seafront was approved in 2016, with thematic zones and a strategic	<p>We remain in dialogue with the manufacturers of the new toilets to address issues identified that have prevented them being open for public use.</p> <p>Temporary toilets are expected to be in place for the summer season. The newly refurbished Regis Centre public toilets, which include a wheelchair accessible toilet, are also available to beach users.</p>

template for delivery of regeneration initiatives.	The Council was awarded £50k from Coastal Revival Fund for heritage reinstatement works to the bandstand which has been matched by the Council. Work including the addition of a new disabled access ramp is starting imminently.
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 doubling student numbers, and provides facilities for businesses such as hot-desking, meeting space and incubator units.	<p>The Tech Park was formally opened by the Duke and Duchess of Wessex in Sept 2018. The University submitted a planning application for 176 bed on-campus student accommodation which was approved at the June DC Committee.</p> <p>There is another application for 104 bed student accommodation above Wilkinsons store in London Road which was also approved at the June DC Committee.</p> <p>The London Road lorry and coach park has been marketed for student accommodation with a preferred buyer in place. Public car parking will be retained.</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 is an active partner in the wider town regeneration	<p>The new £35m Splash Pool opened ahead of Easter 2019. It is receiving excellent visitor reviews and has improved guest satisfaction ratings with the resort.</p> <p>Resort has been closed since March due to COVID-19. Some accommodation has been used by ADC for emergency housing needs.</p> <p>The resort is hoping to reopen in July subject to government advice.</p>
7. Old Town and Pier 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. The Pier Trust is spearheading plans to safeguard and improve the pier	<p>The planning application for the Mud Club and 2-4 Waterloo Square site with commercial ground floor and residential above has been re-submitted and is being reconsidered by planning officers.</p> <p>Pre COVID-19 restrictions a new Amusement Arcade opened in the previously closed building, and the award-winning Pinks Vintage Ice Cream opened on the ground floor of 18 Waterloo Square with two new ADC temporary housing flats above.</p> <p>The Bognor Pier Trust, working with the Town Council and Heritage Partnership, has launched an attractive series of Heritage Trails across the town.</p>

<p>8. Railway Station The Station occupies a key gateway position in the town. It is a listed building, was in very poor repair with vacant commercial opportunities, and is an identified site for improvement</p>	<p>Planning approval for the “The Track” creative digital hub / shared workspace in the station has been granted, and construction work is underway. This paused due to COVID-19 restrictions and has now begun again. The hub operator, Town Square, is currently recruiting a Community Manager and maintaining regular contact with the stakeholder group. It is scheduled to open in 2020.</p> <p>Network Rail have cleaned, repaired and refurbished the glazed roof to the concourse.</p>
<p>9. 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. Strategically, proposed future improvements to the A27 at Chichester, Arundel and Worthing, and A29 as part of the Barnham-Eastergate-Westergate housing plans (included in the Local Plan) will significantly enhance the viability of development land in and around the town.</p>	<p>The pandemic has meant that all large-scale events are cancelled for the foreseeable future, and accordingly planning for event has ben put on hold.</p> <p>The 2 hour free parking agreement for 2020 has been agreed between BID, Bognor Regis Town Council and Arun DC, and discs are being sold. There is a proposal to have a 3-year agreement before Arun DC currently.</p> <p>Proposals to make the railway station junction more pedestrian friendly have been agreed in principle with WSCC and JWACC. County officers are investigating feasibility, funding etc to develop the project further.</p>
<p>10. Placebranding and Promotion Bognor Regis is particularly hampered by negative perceptions of the town. The place-branding initiative led by HemingwayDesign will set out to change the narrative and promote the town as a modern, forward-thinking investment destination.</p>	<p>HemingwayDesign working in partnership with Arun DC, West Sussex CC and University of Chichester has been analysing the public survey data and collating findings. This data will directly influence their future action recommendations. These results will come to a future Sub Committee meeting. Officers are working with local agencies to work up an online toolkit of messages and images to promote the town.</p> <p>The “Invest in Bognor Regis” website is live. https://www.bognorregisregeneration.com/</p>
<p>11. Gigabit West Sussex This is a WSCC project and aims to extend the delivery of ultrafast fibre networks in some</p>	<p>The Gigabit West Sussex project (funded by the Department for Digital, Culture, Media and Sport) and led by WSCC to install superfast gigabit fibre broadband, is progressing well. Specific public buildings in Bognor Regis received the first</p>

<p>public buildings in towns across the county.</p>	<p>phase of installation within the district in early 2019, and installations have started.</p> <p>WSCC have successfully bid to Government to become a pilot area for the new 75% business rate growth retention scheme. This will be used to deliver 'Phase 2' of improving the county's fibre network and connecting up towns in the county. The County wide officers working group 'Everything Connects' is meeting regularly to develop the project programme.</p>
<p>12. Wider Economic Strategy/Policy Regional and sub-regional strategy and policy impacts both activity and funding streams for economic development within Arun</p>	<p>The Arun Economic Development Strategy has been approved and is available on the ADC website.</p> <p>Local Authorities and partners across West Sussex have been working collectively, where appropriate, during the COVID-19 restriction period to understand the economic impact of the restrictions, immediate interventions needed to assist businesses and longer term economic recovery measures.</p> <p>The Arun Growth Deal was signed in 2018. This is a joint commitment between ADC and WSCC to align resources to deliver economic growth and unlock opportunities for new homes, infrastructure, employment floor space and rejuvenated town centres. Officers, County and District Council Cabinet Members meet regularly to monitor project progress.</p> <p>The West Sussex Economic Strategy and Coast to Capital (C2C) Local Enterprise Partnership (LEP) Strategic Economic Plan (SEP) were launched in 2018. The LEP is currently drawing up a Local Industrial Strategy which is likely to determine future government funding priorities locally.</p> <p>The Coastal West Sussex Partnership Board has a new Chairman and several new business members.</p> <p>Arun District Council has become members of the Greater Brighton Economic Board. The Greater Brighton Economic Board (GBEB) currently comprises the local authorities of Adur, Brighton & Hove, Crawley, Lewes, Mid Sussex</p>

	and Worthing. The overarching aim of the Board is to protect and grow the economy, by co-ordinating economic development activities and investment at City Region level.
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