

## Appendix 1: Summary of Full Council Decisions Relating to the Hothamton Site

Note: All decisions made under each report have been included however items which do not specifically relate to the Hothamton site are shown in grey.

Full Council Meeting	Decisions
15 July 2015	<p>(1) The Council re-affirms its support for the guiding principles of the 2003 Master Plan;</p> <p>(2) The Council re-affirms its support for the vision and development principles (as amended in the report) for the Regis Centre in the 2003 Master Plan;</p> <p>(3) The Council re-affirms its support for the vision and development principles (as amended in the report) for the Hothamton Car Park in the 2003 Master Plan;</p> <p>(4) That Council supports the continued evolution of regeneration schemes for the Regis Centre and Hothamton Car Park sites and the intention to bring back future reports in 2015 and 2016 on what the key constituent parts should be of any development schemes and the various procurement options available to deliver the preferred developments;</p> <p>(5) notwithstanding resolution (4) above, Council confirms that any future schemes for the redevelopment of either the Regis Centre or Hothamton site should not contain a Cinema;</p> <p>(6) the Council invites Bognor Regis Town Council to lead on investigating options for improving beach access, including consultation with disability groups and report back to a future meeting of the Bognor Regis Regeneration Sub Committee setting out the main options available for improving access to the beach, likely costs and funding opportunities;</p> <p>(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 Hothamton 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;</p> <p>(8) the sum of up to £20,000 be vired from the reserve set aside for evolution of the Regis Centre and Hothamton projects, for the purpose of re-evaluating the feasibility and costs of closing the Esplanade to through traffic or alternatively a shared surface arrangement, and that appropriate consultants be procured to undertake this task on behalf of the Council;</p> <p>(9) the Council expresses its support for the Pier Trust in seeking to fulfil its objectives of restoring the Pier;</p> <p>(10) the Council expresses its thanks to each of the organisations and individuals responsible for making a formal submission;</p>

	<p>(11) the Council delegates the final decision as to whether general free-to-play children's play equipment should be provided in the vicinity of the central promenade section to the Bognor Regis Regeneration Sub-Committee and that the sum of up to £100,000 be vired from the reserve set aside for evolution of the Regis Centre and Hothamton projects, for this purpose, and that if supported by the Sub- Committee the procurement of the said play equipment be delegated to the Director of Environmental Services and the Portfolio Holder for the Environment;</p> <p>(12) the cost of investigating the regulatory, economic, environmental, technical and financial implications of large scale 'out of scope community ideas' should be considered as a potential cost item for the 2016/2017 Capital Programme and prioritised along with other Capital Programme works;</p> <p>(13) the Council notes the proposed replacement of the subterranean toilets on the Promenade with above ground replacement facilities and optional shower facilities; and</p> <p>(14) the Council vires the total sum of up to £30,000 from the reserve set aside for evolution of the Regis Centre and Hothamton projects, for the purpose of providing financial support for 2 years to the Alexandra Theatre in order to strengthen 'the offer' of the Theatre. The details to be agreed by the Chief Executive and the Leader of the Council.</p>
11 November 2015	<p>(1) the Council (as landowner) supports the principle of redeveloping the Hothamton Car Park site for a suite of uses including the A1 retail, student accommodation, car parking and workshop/office space complemented by appropriate landscaping. The Council accepts that an alternative or complementary use to the student accommodation would be 'staff' accommodation.</p> <p>(2) the Council seeks fee proposals for consultancy support to aid the development of a business case to demonstrate the degree of financial viability of the Council undertaking the delivery of development on the Hothamton Car Park. A report outlining the business case will then be presented to the Council for a final decision on whether to proceed and how any development could be funded.</p> <p>(3) subject to further financial, planning and technical assessments and package prioritisation, the Council, as landowner, open 'subject to contract' negotiations with the leaseholders in the area referred to as Package C regarding the following aspirations;</p> <p>a) The redevelopment of the existing Alexandra Theatre site to provide an enhanced 'cultural offer' including improved theatre, gallery space, multi-functional space and other ancillary activities.</p> <p>b) The redevelopment of the area referred to as Package B for a mix of uses including Public House, Hotel, Restaurant and</p>

	<p>Residential, and where appropriate small retail outlets and other uses associated with a holiday destination.</p> <p>c) The redevelopment of the existing Public House in the area referred to as Package C for a form of development which consists of a Landmark building accommodating at least a visitor attraction, residential development and restaurant(s).</p> <p>d) The redevelopment of the existing Place St Maur area referred to as Package D as an area of public realm for events and activities in a manner complementary to the other redevelopment proposals set out in the report.</p> <p>e) The retention of as much car parking within Package E as possible, in a manner complementary to the other redevelopment proposals set out in the report. In furtherance of this objective the Council also supports the principle of installing a lightweight deck to providing additional car parking and the possibility of some active frontage development facing onto Belmont Street and Clarence Road.</p> <p>(4) should the Council not be able to create a development opportunity for Package C in the form set out in III(c) above then the Council supports the principle of that development opportunity being on the western end of Package B and developing Package C for any uses displaced from the Package B proposals set out in (3)(b) above.</p>
<p>20 July 2016</p>	<p>(1) The Council approves a supplementary estimate of up to £260,000 to cover the collective costs of commissioning detailed Feasibility Studies for the redevelopment of the Regis Centre and the Hothamton Car Park sites and to vire to the Regeneration Services budget the costs incurred in commissioning the Consultant's report and the visual material. This is the equivalent of an additional £4.50 Council Tax for an average Band D property.</p> <p>(2) In furtherance of the resolutions made at the 11 November 2015 Full Council meeting, the Council continues to support, in principle, subject to positive Feasibility Studies and proof of concept being completed, a financially viable scheme to regenerate the existing Alexandra Theatre and adjacent Public House (Regis Centre – Western half) through either improvements and modifications or complete redevelopment to deliver the following:</p> <p>(a) The redevelopment of the existing Alexandra Theatre site to provide an enhanced 'cultural offer' including improved theatre, gallery space, multi- functional space and other ancillary activities.</p> <p>(b) The redevelopment of the existing Public House to create a development which consists of a Landmark building accommodating visitor attraction(s), residential development and restaurant(s).</p> <p>(c) The redevelopment of the existing Place St Maur area as an area of public realm for events and activities in a manner</p>

	<p>complementary to the other redevelopment proposals.</p> <p>(3) In furtherance of the resolutions made at the 11 November 2015 Full Council meeting, the Council continues to support the redevelopment of the area to the east of existing Alexandra Theatre (Regis Centre - Eastern Half) for a commercially viable mix of uses including (but not exclusive to) Public House, Hotel, Restaurant and Residential, and where appropriate small retail outlets and other uses associated with a holiday seafront destination surrounding a decked car park.</p> <p>(4) In furtherance of the resolutions made at the 11 November 2015 Full Council meeting, the Council continues to support, in principle, subject to a positive Feasibility Study and proof of concept being completed, a financially viable scheme to regenerate the Hothamton Car Park.</p> <p>(5) Delegated authority is granted to the Director of Planning and Economic Regeneration in consultation with the Leader of the Council to procure the Feasibility Studies for the Redevelopment of Hothamton Car Park and the Regis Centre Car Park sites and to draw down and authorise expenditure for the purposes set out in this report only against the supplementary estimate agreed at (1) above.</p>
8 March 2017	<p>(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 &amp; Hothamton Masterplans Market, Viability &amp; Delivery Report, be supported;</p> <p>(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;</p> <p>(3) Option 1 for the Hothamton 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;</p> <p>(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;</p> <p>(5) the Council supports the Bognor Regis Place Branding initiative developed in partnership with other agencies;</p> <p>(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</p>

	<p>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;</p> <p>(7) authority be given to the Director of Place to enter into discussions with the NHS Trust / Community Health Partnerships to include the Health Centre site within the Hothamton car park site development area, subject to a satisfactory agreement being found;</p> <p>(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;</p> <p>(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</p> <p>(10) progress reports be provided to the Bognor Regis Regeneration Subcommittee at regular intervals, focussing on the intended decision making process and timetables.</p>
10 January 2018	<p>(1) Park Option 2 (with fewer water-based uses within the design) be the preferred option;</p> <p>(2) the Council progress with the development and implementation of Park Option 2a – <i>Council Builds Park and Secures Developer to Build Out Plots – Whole Site</i>. However, if discussions with the Community Health partnerships regarding the future use of the Health Centre cannot be quickly or satisfactorily concluded, Park Option 2b – <i>Council Builds Park &amp; Secures Developer to Build Out Plots – Health Centre Excluded</i> – is substituted;</p> <p>(3) authority be given to the Director of Place, in consultation with the Leader of the Council, to submit a planning application for the proposed new park and associated parking;</p> <p>(4) budget provision for the project costs to reach planning application stage (up to £300k) be included in the budget for 2018/19. Also, funding be allocated for a three year period for a Project Officer role to progress the delivery of the key regeneration sites in Bognor Regis;</p> <p>(5) authority be delegated to the Director of Place to commission any reports, studies or professional advice required to progress the delivery of the new park;</p> <p>(6) the Council be encouraged to bid for, receive and use external grant funding that may fund (in part or whole) the</p>

	<p>delivery of the new park and parking;</p> <p>(7) authority be delegated to the Director of Place, in consultation with the Leader of the Council and the Chairman of the Bognor Regis Regeneration Subcommittee , to make minor changes and amendments to the scheme designs, based on professional advice, as necessary and as the project evolves, subject to receiving the necessary planning approvals;</p> <p>(8) authority be delegated to the Director of Place, in consultation with the Leader of the Council that, should negotiations with the National Health Services progress and subject to the completion of a satisfactory business case, a bid be made to purchase the Health Centre site and, if accepted, to proceed with the purchase ; and</p> <p>(9) authority be delegated to the Director of Place, in consultation with the Leader of the Council, to market the development site at Hothampton when the park has been developed to a key stage, or market conditions are deemed appropriate.</p>
18 July 2018	<p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(4) To make budget provision for the running costs of the Regis Centre after the lease is surrendered;</p> <p>(5) To lease the part of the Regis Centre building that is currently operated as a pub, until it is viable to redevelop;</p> <p>(6) To make budget provision for the repairs unless a commitment has been made to demolish the building;</p> <p>(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;</p> <p>(8) The Director of Place to commission any reports, studies or professional advice required to progress the delivery of the 'Winter Gardens' concept scheme;</p> <p>(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;</p> <p>(10) The Director of Place to bid for, receive and use external</p>

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 Hothampton 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.