

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF CABINET ON 8 JULY 2019

PART A : REPORT

SUBJECT: Pavilion Park Project, Bognor Regis

REPORT AUTHOR: Philippa Dart – Director of Services

DATE: June 2019 EXTN: 37811

EXECUTIVE SUMMARY:

This report reviews the status of the Pavilion Park scheme and sets out proposals to revisit the future of the Hothamton site in Bognor Regis.

RECOMMENDATIONS:

Cabinet are requested to resolve that;

1. To revisit the future of the Hothamton site in Bognor Regis and develop three alternative proposals for the areas previously designated for the Pavilion Park, which focus on the Sunken Gardens and Hothamton play area only, which is to retain the split levels. (Map at appendix 2). These proposals will not include any residential development and the health centre will not be affected by any of the plans put forward;
2. Terminate the previously approved option and consultant appointment; and
3. To draw up a brief for Cabinet to consider prior to public consultation.

1. BACKGROUND:

1.1 Project Decisions

The Council has been developing proposals for the Hothamton site in Bognor Regis since 2015. The Council revisited its plans to regenerate Bognor Regis town centre in 2015 and undertook public consultation on proposals for the Regis Centre and Hothamton sites. Following consultation Full Council, at their meeting of 15 July 2015, re-affirmed its support for the guiding principles of the 2003 masterplan. Appendix 1 summarises the Full Council decisions taken during the period of July 2015 to July 2018 which relate to the Hothamton development site.

A number of studies and reports have progressed the scheme since 2015, leading to the presentation of Stage 2 design proposals for a new park on the Hothamton site, to the Bognor Regis Regeneration Sub-Committee, on 14 December 2017. Full Council considered recommendations from this meeting on 10 January 2018 and resolved the

following:

- (1) Park Option 2 (with fewer water-based uses within the design) be the preferred option; design) be the preferred option;
- (2) the Council progress with the development and implementation of Park Option 2a – *Council Builds Park and Secures Developer to Build Out Plots – Whole Site*. 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 – *Council Builds Park & Secures Developer to Build Out Plots – Health Centre Excluded* – is substituted;
- (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;
- (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;
- (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;
- (6) the Council be encouraged to bid for, receive and use external grant funding that may fund (in part or whole) the delivery of the new park and parking;
- (7) authority be delegated to the Director of Place, on 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;
- (8) authority be delegated to the Director of Place, in consultation with the Leader of the Council that, should negotiations with the National Heal 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
- (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.

1.2 Stage 3 Design

A competition was held to name the new park in November 2018. Pavilion Park was chosen in a vote by the public.

Following the approvals by Full Council 10 January 2018 consultants were appointed to progress the Stage 2 designs for Pavilion Park through to the implementation of the scheme (RIBA Stages 3-7, with Stage 7 being the completion of the project), subject to planning approval. Landscape consultants were contracted in October 2018 to undertake this work. The consultants have carried out a range of site surveys, reviewed what could be accommodated on the site and presented their outline proposals at stakeholder workshops in April 2019. Feedback from stakeholders was used to inform the emerging designs for the modern, multi-use park which were due to be presented at a public consultation in June 2019.

1.3 Project Costs

The capital cost for delivering the scheme is £3.1m plus design and administrative fees. The approved total cost of the contract with the landscape consultant is £329k. An additional £11.7K has been spent on surveys.

2. PROPOSAL(S):

2.1 Development of New Proposals

Following District Elections in May 2019 the new administration has indicated their wish to change the decision to proceed with the implementation of the park. The preferred direction is to progress instead with a scheme which is contained within the current footprint of the Sunken Gardens and Hothampton play area only – see Appendix 2.

It is therefore proposed that the Council terminates the previously approved Park Option 2 and develops alternative proposals for the areas previously designated for the Pavilion Park. These proposals will not include any residential development and the health centre will not be affected by any of the plans put forward. Following the production of new proposals the Council will seek public opinion through a consultation phase before further decisions are made.

In progressing with this proposal the Council will be ending the contract with the landscape consultant. The Pavilion Park display boards will also be removed from site.

2.2 Future Land Use

The Hothampton car park and Sunken Garden sites were included within the regeneration scheme put forward and granted on appeal to the Sir Richard Hotham Group. The Council decision of 18 July 2018 was to 'reaffirm 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'. This position remains unchanged.

2.3 Next Steps

To progress a new proposal for the Hothampton site it is suggested that the Council employ a consultant to facilitate a workshop to inform a project brief. It is proposed that the brief is formally considered by the Cabinet.

3. OPTIONS:

- a. To approve the recommendations as set out in this report.
- b. To not approve the recommendations.

4. CONSULTATION:

Following the change in administration the new Cabinet were briefed on progress to date on the Pavilion Park scheme who requested that this report be prepared. This included one of the District Ward Councillors.

Stakeholder Engagement took place in April 2019. It had been agreed that feedback would be circulated once collated but this will now not take place. Further consultation is

planned when new proposals have been developed.

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council		✓
Relevant District Ward Councillors – see above paragraph		
Other groups/persons (please specify) Cabinet Members	✓	
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	YES	NO
Financial	✓	
Legal	✓	
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability	✓	
Asset Management/Property/Land	✓	
Technology		✓
Safeguarding		✓
Other (please explain)		✓

6. IMPLICATIONS:

- Financial – there will be additional costs associated with new scheme proposals.
- Legal – the final account will be settled for the current consultant in accordance with the terms of the contract.
- Sustainability – future maintenance requirements will be taken into account as part of the project.
- Asset Management/Property/Land – the Council will retain ownership of the site and have responsibility for its future maintenance.
- In light of the recommendation that any future proposal will not include any residential development, the Council will need to modify its approach to securing a 5 year housing land supply for planning purposes. The Hothampton car park site (west side) was identified to contain 80 homes. This figure represents 8% of the Council’s average yearly housing target. As a consequence of not delivering homes at this site alternative provision will need to be made elsewhere in the Arun District.

7. REASON FOR THE DECISION:

This report and the recommendations were requested by the new Cabinet following a briefing on the Pavilion Park project on the 12 June 2019.

8. EFFECTIVE DATE OF THE DECISION: 17 July 2019

9. BACKGROUND PAPERS:

[Full Council 15 July 2015](#)

[Full Council 11 November 2015](#)

[Full Council 20 July 2016](#)

[Full Council 8 March 2017](#)

[Full Council 10 January 2018](#)

[Full Council 18 July 2018](#)