

Regent Re-Gen Ltd

BOGNOR REGIS

SINCE 1784

Regeneration Core Principles:

1. Using the town's significant assets.
2. Modern marketing of the town's lifestyle benefits.
3. Using development to create public realm improvements.
4. Inspiring a carbon-free town throughout regeneration proposal.
5. Working with local community using the best ideas from other regeneration areas we have worked in.
6. Adopting a flexible approach to achieving the goals.
7. Start with the simplest proposals to gather momentum.
8. Connecting the town to its waterfront: reducing the reliance of cars and creating quality public space.
9. Clustering activities in key locations.
10. Recognised regeneration professionals based in Bognor using a nationally recognized team.



The benefits of our proposal include:

- a. **£ 20m invested into public open spaces** including but not limited to: amphitheatre, bike stations, eco shuttle service, moorings, jetties, pier improvement, street art and other public realm improvements.
- b. **£5m modernisation of Alexandra Theatre** with scope for conference facilities.
- c. **Parking standards exceeded** and new car parking located in suitable locations.
- d. **Create a new continuous Central Park** flowing from the site of the old Hothampton car park southwards to the pier. The new northern section of Central Park will be raised with secure underground parking beneath. The southern part (Waterloo square) will be reimaged, opened and accessible. The whole Central Park will be framed by tree-lined boulevards. This would benefit from partial closure of small sections of the roads next to Waterloo square to the north and south.
- e. **The proposals respect existing street scenes** and urban patterns.
- f. **Flexible proposals** allow variations in the number of flats, to enable less or more funds to be invested in the public realm.
- g. **ADC to retain valuable interests** in new commercial/leisure floor areas and car parking generating long term income.
- h. **Wider opportunity sites** identified for locating and/or funding: bowling alley, lido, indoor sports arena, cinema complex, moorings, new library, new day care centre, key worker housing, additional Affordable housing, ice rink, new health centre and aquarium.
- i. **Providing new housing (including 30% affordable and keyworker housing)** in sustainable town centre locations saves green fields throughout Arun.
- j. **Sustainable and accessible public movement strategy** including eco shuttle, cycle routes and improvements to pedestrian footways connecting all major sites.

Regent Re-Gen have provided space and funding capacity for all the items listed on the matrix published by ADC, except an artificial reef and a hotel. (There is space within the Hothampton Park mixed use development to provide alternative uses including a hotel or serviced apartments subject to demand).



Our Approach:

- Our proposals are initial ideas, prepared to start a conversation of what can be achieved – they are the starting point of the design process.
- All sites to have:
 - Eco shuttle hub
 - Bike hire stations
 - Children's play parks
 - Improved public realm with a sense of fun
 - Majority of parking underground with some also at ground floor level
 - Significant leisure and commercial on ground floors with residential above
 - Green roofs and PV cells

Regis Centre:

- Retaining & improving Regis Centre & Alexandra Theatre (as per ARUP / ADC report 2012)
- New flexible public space to The Esplanade
- Potentially covered glazed space over Place St Maur
- Connecting seafront to The Arcade & London Road shopping precinct
- Funded by mixed use development:
 - Secure under-ground / croft parking - 190 spaces
 - 2000sqm commercial / leisure; with sea-views
 - 100 apartments

Hothamton Car Park - Bognor's "Central Park":

- Incorporating old Hothamton car park, the Sunken Gardens and Waterloo Square into a new Central Park, framed by trees with accessible, family friendly, traffic free open spaces
- Raised gardens above secure car parking to provide enhanced sea views
- Funded by mixed use development:
 - Secure parking underground & ground floor - 680 spaces
 - Ground floor - 1400sqm commercial / leisure overlooking new park
 - Upper floors - 280 apartments

London Road Car Park:

- Redevelopment of coach / lorry park & apartments
- Create a direct & strong connection to Hotham Park
- Formal public square, framed by new development funded by:
 - Underground / croft parking - 392 spaces
 - 180 apartments / 46 - live-work starter units
- Eco-shuttle could run through new development into Hotham Park

Gloucester Road:

- Re-connect to waterfront with quality leisure space and focal point
- Funded by mixed use development:
 - Under-croft parking for 200 cars
 - Raised ground and 1st floors - 5600 sqm leisure, with sea views
 - Upper floors - 100 apartments

Rock Gardens:

- Redevelopment of car park and existing flats
- Relocate skate park
- Re-establish former park with Amphytheatre for small events - buskers, artists, entertainers
- Funded by new mixed use development:
 - Under-ground car parking for 37 spaces
 - Ground floor - 1092sqm commercial / leisure with sea views
 - Upper floors - 50 apartments

Wider Opportunities

In addition to the 5 identified sites, we have considered some wider opportunities we believe could significantly assist Bognor's regeneration:

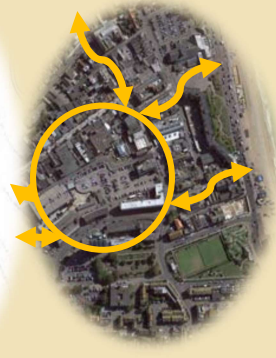
Marine Park: A new sheltered event space on the seafront, connecting the park to the sea and enhancements to boat pound. Created by funds from a mixed use development.

Covers: Enhancements to station approach, bike hub. Created by funds from mixed use development.

Sarajevo Road: New library & day-care centre & access to Hotham Park. Created by funds from mixed use development.

High Street: New "Gateway to Bognor". Created by conversion & redevelopment of job centre & BT building.

Morrison's / Fitzleet: Movement & Parking Strategy to reduce dependence on the car & focus on people and place. Enables increased use of currently under-utilised car parks in central location.



Making it happen:

Regent Re-Gen (RR) have a vested interest in Bognor - we believe the best approach is for a Joint-Venture (JV) Partnership to be set up to deliver the proposals:

- Council contributes land; RR contribute expertise / construction costs - receipts split.
- Capital receipts from development - recycled into regeneration of Bognor Regis.
- Assets secured from development (eg parking / commercial) become a revenue stream for JV partners.
- Greater benefit than a pure sale of land assets (where ADC would be left to deliver regeneration)
- Precise terms to be agreed.
- Success of JV Partnerships - to ensure delivery - rely upon:
 - Objectives / interests being aligned
 - Simple governance focused on delivery - with appropriate checks & balances
 - Flexible approach to respond to market changes

Some of the proposals could include additional land not owned by ADC, which can be purchased, or CPO - but the bid is not dependent on this.

Site	Scheme	Retained Asset - Revenue	JV Capital Contribution to wider regeneration
Gloucester Rd Car Park	<ul style="list-style-type: none"> • 100 apartments • 5800sq commercial / leisure 	<ul style="list-style-type: none"> • 5800sq commercial • 200 parking spaces 	£ 3.9m
Regis Centre	<ul style="list-style-type: none"> • 100 apartments • 2000sqm commercial 	<ul style="list-style-type: none"> • 2000sqm commercial • 190 parking spaces 	£.5m - Alexandra Theatre (Arup 2012) £3.1m - public realm
Hothampton Car Park	<ul style="list-style-type: none"> • 280 apartments • 1400sqm commercial / leisure • Parking 	<ul style="list-style-type: none"> • 1400sqm commercial / leisure • 680 parking spaces 	£.6.85m
Rock Gardens	<ul style="list-style-type: none"> • 50 apartments • 1092sqm commercial / leisure 	<ul style="list-style-type: none"> • 1092sqm commercial / leisure • 37 parking spaces 	£.4.92m
London Road Car Park	<ul style="list-style-type: none"> • 180 apartments • 46 live/work units • parking 	<ul style="list-style-type: none"> • 392 parking spaces 	£.1.02m
TOTAL	<ul style="list-style-type: none"> • 756 dwellings • 226 affordable homes • 10,292 commercial / leisure 	<ul style="list-style-type: none"> • 10,292 of commercial / leisure • 1072 parking spaces 	£.24.79m