



*Established in 2007, the Board is an independent, non-profit organisation.  
www.bognorregisregenerationboard.com*

*Chairman: Raof Daud*

*Vice Chairman: District Cllr Francis Oppler*

## **BUILD BACK BETTER – What does this mean for Bognor Regis Town Centre?**

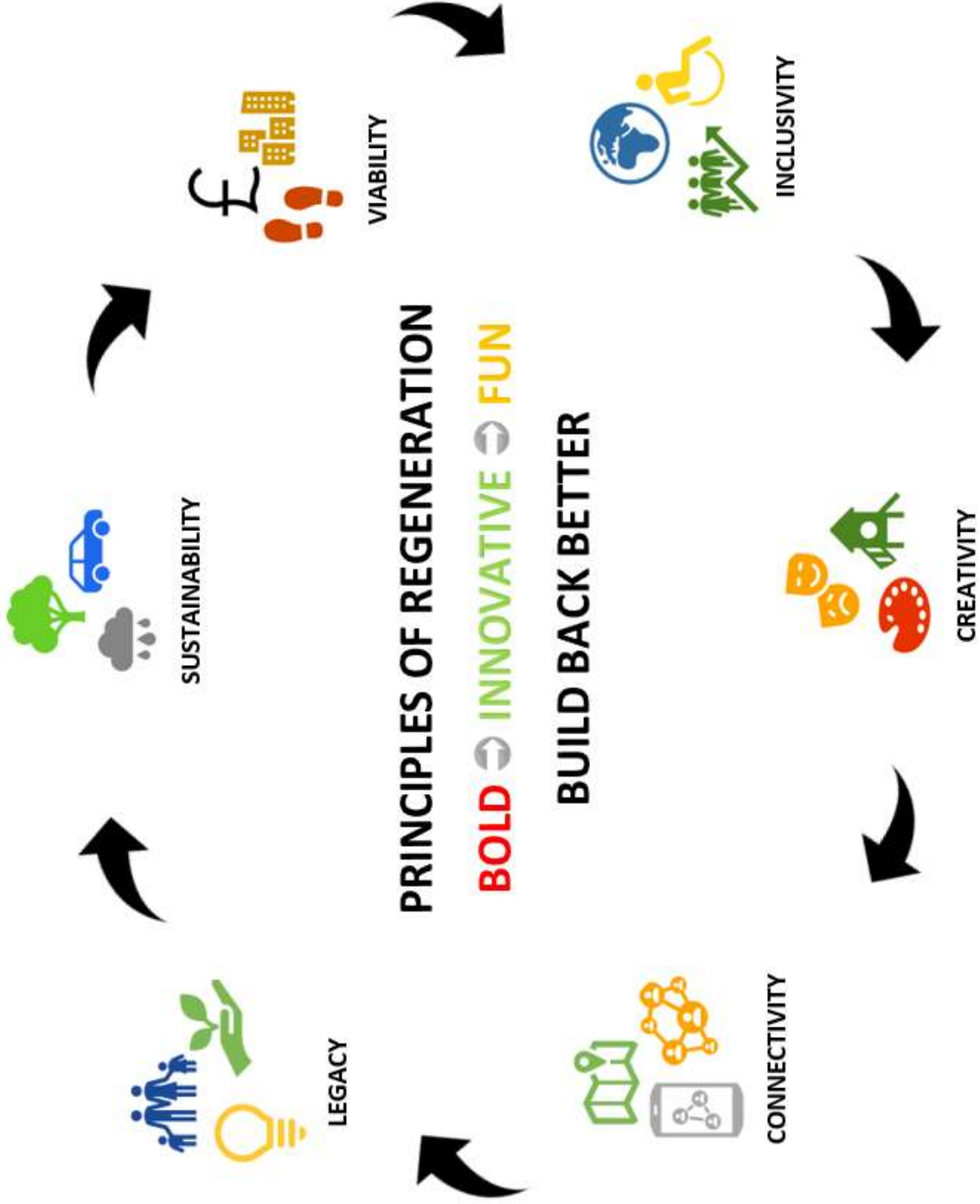
The 'Build Back Better' principle was developed in response to the increasing threat from climate change with the aim to share ambition, expertise and innovation to create fairer, greener and more resilient economies. As the world navigates the challenges brought by the coronavirus, there is a real opportunity to reconsider the possible and build bold, creative and enjoyable communities.

The Board summarises below what it considers to be important and relevant factors when assessing future improvement or regeneration opportunities for Bognor Regis Town Centre. The Board does not regard these as being definitive, rather it seeks to promote discussion and debate amongst policy makers and encourages the duly elected representatives of the local community together with officers to exercise their judgment and arrive at a consensus that reflects the community's wishes.

It is suggested that each of the factors below be considered in the light of the Hemingway place branding core values for Bognor Regis which have received widespread acceptance and endorsement from key stakeholders and the local community.



**BOLD** – A beacon for a bold future  
**INNOVATIVE** – Blue sky thinking  
**FUN** – Ready for fun

**Thank you for considering the Board's approach to regeneration.**








PRINCIPLE	CONSIDERATIONS
<p><b>SUSTAINABILITY</b></p> 	<p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• Resilience to climate change events such as storm surge and surface water flooding through rainfall.</li> <li>• Use of sustainable materials during build and in operation.</li> <li>• Green energy technologies, smart systems which support green living &amp; accessible green spaces.</li> <li>• Use of sustainable transport methods such as public transport, electric vehicles, pedestrian routes, cycle and scooter trails.</li> <li>• Parking systems which cater for electric charging, cycle &amp; scooter storage and cashless technologies.</li> </ul> <p><b>Social:</b></p> <ul style="list-style-type: none"> <li>• Benefits of preferred schemes should clearly deliver identified local aspirations, needs &amp; values.</li> <li>• Schemes must consider and support diversity, welfare and engagement through all stages.</li> <li>• Local employment and community networking opportunities should be present through build &amp; operation.</li> </ul> <p><b>Governance:</b></p> <ul style="list-style-type: none"> <li>• Clear management structure with responsible employment policies.</li> <li>• Agreed reporting structure and intervals.</li> <li>• Transparent financial prospectus.</li> <li>• Transparency of proposals is key to ensure confidence and trust in the development and ongoing management of community assets.</li> </ul> <p>The Board would encourage community leaders to consider the Ten Principles adopted by the UN Global Compact: <a href="https://www.unglobalcompact.org/what-is-gc/mission/principles">https://www.unglobalcompact.org/what-is-gc/mission/principles</a></p>

<p><b>VIABILITY</b></p> 	<ul style="list-style-type: none"> <li>• Is the vision clear with strong values that the community support?</li> <li>• Does the scheme meet the aspirations of the community?</li> <li>• Is the promoter/developer trusted and respected with a proven track record and a professional/experienced team behind them?</li> <li>• Does the scheme offer transparency throughout including de-risking measures?</li> <li>• Clarity should be established regarding funding during the planning, construction and operational phases and the developer's exit plan.</li> <li>• The availability and likelihood of funding through the public sector must be assessed.</li> <li>• Consideration should be given to mixed use schemes which include a higher proportion of residential or commercial activity than previously factored to ensure the long term viability of development and overall best value for the community.</li> </ul>
<p><b>INCLUSIVITY</b></p> 	<p>Inclusivity covers a diverse spectrum of issues and in placemaking is often aligned with accessibility. But inclusion is more than access. An inclusive place ensures that all people – regardless of age, race, faith, ability, income, gender or sexual orientation – are catered to, and their rights respected. Schemes should consider:</p> <ul style="list-style-type: none"> <li>• Flexible places which are safe, accessible and support health &amp; wellbeing.</li> <li>• Affordable, walkable, accessible, mixed use trails and transport links.</li> <li>• Wheelchair and buggy-accessible public realm including flexible mixed use public seating.</li> <li>• Gender-neutral public toilets.</li> <li>• Visual and aural navigation for those who are blind and deaf or have dementia.</li> <li>• Mixed-tenure development, affordable housing, and community facilities that respond to a diversity of needs.</li> <li>• Design should encourage socialisation and support well-being and mental health.</li> <li>• Barriers to inclusivity should be identified and addressed through design, construction, implementation and curation. Consider local wealth creation, social mobility, skills development, entrepreneurship.</li> </ul>



<p><b>CREATIVITY</b></p> 	<ul style="list-style-type: none"> <li>• A creative scheme should offer a good mix of elements to attract the widest range of users.</li> <li>• Opportunities should include freely accessible leisure facilities such as play areas and activities for young people.</li> <li>• Commercial entertainment venues and places to eat and drink are key to successful year-round and night time economies.</li> <li>• Development of facilities should embrace future generations but recognise the importance of place and heritage.</li> <li>• Schemes should support the transformation of Bognor Regis as a destination for local residents, including its significant student population, as well as visitors.</li> </ul>
<p><b>CONNECTIVITY</b></p> 	<ul style="list-style-type: none"> <li>• Organised pedestrian, cyclist and traffic flows to ensure permeability and integration of site with surrounding areas.</li> <li>• Wayfinding and directional signage all improve the experience of place for the local resident and visitor, improving dwell times and repeat visits, discouraging anti-social behaviour through pedestrian flow.</li> <li>• Digital connectivity and smart technologies to support navigation, networking and cashless transactions.</li> <li>• Accessibility considerations should include ease of access, choice of travel modes, journey times, ease of parking (including park &amp; ride) and ease of exit.</li> <li>• Connectivity also now needs to consider the ability to distance; to be able experience place in a safe and secure environment.</li> </ul>
<p><b>LEGACY</b></p> 	<p>Legacy covers identity, character and consideration of the needs of future generations. How does Bognor Regis want to be known and remembered? How should it's heritage be referenced while providing a modern/contemporary experience delivered with friendly and human service? What would make the local community proud to say they come from Bognor Regis? It has never been more important to plan places that work for the future population as well as the current one. The way people use the spaces and places around them is changing. We can no longer rely purely on a retail-based, transactional economy; coronavirus has done much to accelerate changes that were already happening and it is likely that in the future, resilient local economies will be both service and experience led. Schemes should show how they have considered future proofing to provide resilient, adaptable spaces which meet the needs of future communities. And they should identify a clear legacy, one in which Bognor Regis is universally recognised as being bold, innovative and a place to have fun!</p>