

St Modwen Properties

4 December 2007

RESPONSE TO QUESTIONS POSED BY KEVIN SMITH, BOGNOR OBSERVER

Gary Morris, Senior Development Manager at St Modwen, responds:

1 - What guarantees can be given that Bognor will retain a theatre after the regeneration of the Regis Centre site?

St Modwen is committed to delivering the 'destination' film and performance venue, as recommended by Locum Consulting in May 2007. We are working with Arun District Council, Locum, Vision Group and BRTC in a procurement process designed to select the best operator. Eight leisure operators declared an interest in managing the proposed facility and six have been shortlisted to submit detailed proposals. We are extremely confident that an operator will be identified by Spring 2008.

2 - Some residents fear that the seafront scheme will become just one big development of flats. What assurances are there that this will not happen?

The Development Agreement commits St Modwen to delivering a scheme based on its proposals submitted in April 2006, which was for a mixed-use development, comprising leisure, retail, restaurants, health centre and some residential accommodation. St Modwen and Arun District Council believe that the regeneration proposals will only succeed if a fully sustainable mixed community is created.

3 - If the theatre/cinema complex is excluded from the final plans, what will fill that space?

St Modwen is committed to delivering the 'destination' film and performance venue and has therefore at this stage not considered any other uses. St Modwen will not do so until every conceivable option to deliver the Entertainment Centre has been explored and exhausted.

4 - How will the mixture of residential and entertainment facilities co-exist when there is the potential for conflicts of disturbance?

St Modwen and its extensive professional team have vast experience in designing and delivering complex mixed-use schemes. How the various uses and indeed users integrate is a fundamental criteria for quality design and one which we are confident of achieving.

5 - When does St Modwen expect to sign the first tenants for the Regis Centre site?

Initial discussions with the key leisure operators are underway as is the procurement process for the Entertainment Centre. It is hoped to have tenants and operators selected in the Spring of 2008.

6 - When does St Modwen expect to sign the first tenants for the Hothampton site?

Discussions with the PCT and WSCC in relation to the new Health Centre and offices are well underway. As with the Regis Centre site, it is hoped that Agreements will start to fall into place in Spring 2008.

7 - The regeneration construction will obviously provide a lot of jobs for several years. What efforts will be made to fill them from the workforce around Bognor?

St Modwen's policy is to use local suppliers whenever possible and local businesses will be invited to submit tenders for the various work involved. Equally, we would expect that our appointed contractors will seek to employ suitably qualified labour from the local area.

8 - How will you attempt to limit the disruption caused by what will be major schemes?

Clearly, any significant development projects such as these will cause disruption to the town. However, before work starts on site, a detailed construction programme will be drawn up to ensure that all the work is phased to be undertaken as efficiently as possible and we will seek to minimise disruption to the local community.

9 - Financial markets worldwide are in turmoil. How does this affect St Modwen's plans?

Any downturn in the world economy will have minimal impact on St Modwen's plans for Bognor Regis. In 2006, St Modwen posted record results for the fourteenth successive year and has significant pre-agreed funding sources available which it can draw upon if necessary.

10 - If residents are unhappy with aspects of the plans when they go on show - in January - how much of them can be changed?

In January 2008, St Modwen will commence public consultation on its initial design proposals when there will be every opportunity for the community to have its say and express its views constructively. A number of the fundamental uses for the site will be set, following Arun District Council's public consultation on uses for the sites and subsequently adopted Development Brief. However, some building uses and detailed aspects of the schemes including design, location and height/density of buildings, plus public realm use and landscape design will be presented for consultation and public feedback will be encouraged.

Once the feedback from that consultation has been assessed by the professional team, the masterplan will be amended to reflect the best possible design solutions, based on the views expressed. Further public consultation on the amended masterplan will then take place again, most likely around spring 2008.

St Modwen understand that there will be many more questions posed by the public in addition to the ones answered here and as such, it is committed to providing answers to as many of these as possible throughout the development process. St Modwen has therefore compiled a four page Questions and Answers document which will be available to the public in community venues around Bognor Regis by the end of next week. For information on where these Q&As can be found, please contact Natalie Moorse or Jo Sintern at M&N Communications on 01483 415 915 or n.moorse@mncommunications.co.uk "

-Ends-

For Further Media Information:

Jo Sistern or Natalie Moore at M&N Communications, Community/Public Relations for
St Modwen

Tel: 01483 415915

Email: j.sistern@mncommunications.co.uk

Email: n.moore@mncommunications.co.uk