



5 December 2007

**ST MODWEN SIGNS DEVELOPMENT AGREEMENT
FOR £100M REGENERATION OF BOGNOR REGIS**

St Modwen Properties PLC (St Modwen) signed the Development Agreement this week with Arun District Council that marks the first step forward in the delivery of its £100m regeneration of two key town centre sites in Bognor Regis, West Sussex.

Over both the seafront ('Regis Centre') site and inner town centre ('Hothampton') site, the current proposed schemes will provide in excess of 18,500 sq m (200,000 sq ft) of leisure and retail, 4,645 sq m (50,000 sq ft) community uses, 2,787 sq m (30,000 sq ft) offices, around 300 residential units and extensive public realm landscaping.

After a competition between developers and extensive public consultation, St Modwen was chosen by Arun as its preferred developer in July 2006 on the strength of its proposals to deliver a comprehensive mixed-use scheme – to include an entertainment centre and bowling alley, plus a new health centre and library, along with shops, restaurants, cafés/bars, homes and extensive works to the promenade and the pedestrianisation of The Esplanade.

A key aspect of the proposals is the Entertainment Centre; a 'destination' film and performance venue, including a cinema and flexible performing arts space. St Modwen is currently marketing the opportunity to interested managing operators UK wide. The developer is also looking to build a unique 'building on the beach' as an architectural landmark, which could house a high profile restaurant.

Bill Oliver, Chief Executive of St Modwen Properties PLC, said:

"We are aiming to deliver a regeneration scheme that will bring an energy and vibrancy back to Bognor Regis, serving the needs of both the local community and the existing tourist industry, as well as attracting vital new investment. This marks a significant milestone in the history of the town and we look forward with great eagerness and anticipation to building on our excellent relationship with Arun as we progress the delivery of this project."

Councillor Mrs Gillian Brown, Leader of Arun District Council, comments:

“These are exciting times for Bognor Regis, with around £500m of regeneration projects in the pipeline. Whilst it has a great number of positive attributes, like many coastal towns, it faces a range of challenges too. These include the need to raise average wages, increase education and skill levels, and promote increased investment and spending in the town. We are committed to working with St Modwen to ensure that its scheme contributes significantly to our overall objective of providing regeneration and repositioning Bognor Regis nationally as an economically strong and vibrant seaside town.”

Extensive public consultation on the initial designs proposals will commence in January 2008 next year, with the objective of submitting a planning application in summer 2008. St Modwen is hoping to start on site in late 2009 / early 2010 with completion in 2013.

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Notes to editor

The developer

St. Modwen Properties Plc (St Modwen) is a regeneration specialist operating in all sectors of the property industry, focusing on town centre regeneration, brownfield land renewal and heritage restoration.

St Modwen works extensively in partnership with private and public sector organisations, continually mindful of the impact of their developments on the communities in which they operate. More information can be found at www.stmodwen.co.uk

The sites

The two sites, as identified in the masterplan adopted by Arun District Council in 2004, are the ‘Leisure Heart’ site, now referred to as the Regis Centre and the ‘Healthy Living’ site now referred to as the Hothampton site. The Regis Centre site is located between Clarence Road, Belmost Street and the seafront. The Hothampton site is located west of London Road and bounded by Queensway, West Street and Steyne Street.

The team

St Modwen has appointed an extensive team of expert consultants to assist in the delivery of the two sites, including:

Architects: KSS Design Group

Landscape Architect: Hyland Edgar Driver

Leisure & Entertainment Consultant: Locum Consulting
Planning Consultant: Cushman & Wakefield
Highways and Transport Consultants: Halcrow Yolles
Community Relations Consultant: M&N Communications