



Arun Growth Deal

2018 to 2023

Arun District Council and West Sussex County Council



Agreed by:

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SUMMARY

Arun District presents a significant economic growth opportunity in coastal West Sussex, particularly at Bognor Regis and Littlehampton. This Growth Deal sets out a joint commitment between Arun District Council (ADC) and West Sussex County Council (WSCC) (the Councils) to align resources (both public and private sector) to deliver sustainable growth and unlock opportunities for new homes, infrastructure, employment floor space - preserving and creating new jobs, and rejuvenated town centres. By working in partnership, and aligning priorities and resources, the Councils will achieve the greatest economic growth impact. The Growth Deal priorities are:

- Bognor Regis
- Littlehampton
- Strategic Growth

Bognor Regis – This priority focuses on driving forward regeneration and economic growth in Bognor Regis. The Council’s achievements to date on this priority and current committed investment are set out below followed by the priorities that will be the focus of this Growth Deal:

Achievements:

- Implementation of a suite of public realm improvements in the town centre
- Produced an Investment Prospectus for the town

Committed Investment:

- Establishing a ‘Creative Digital Hub’ at Bognor Regis railway station, to provide a co-working space and support for creative and digital businesses to start and grow. The County Council is the lead organisation, and will continue to work with Arun District Council and other local partners to establish and ensure the success of the Hub to achieve economic benefits.
- University of Chichester Bognor Regis campus expansion –provided support to the University for the development of the new £35m Engineering and Digital Technology Park.

Going forward both Council’s will focus on, and prioritise resource towards, the following growth priorities for Bognor Regis:

- **Regis Centre Site** – drive forward the regeneration and redevelopment of this key seafront site
- **Hothampton Car Park** - deliver a new linear park and commercial and residential development at this strategic location in the town.
- **Enterprise Bognor Regis** – this 70ha, strategic employment site, north of the town, offers significant development opportunities and has the potential to provide space for businesses to relocate and expand and up to 4000 jobs. The Councils will continue to work together to encourage development in this location.

Littlehampton – This priority focuses on development and regeneration of Littlehampton Town with resources prioritised toward the following key areas:

- **Town centre and seafront regeneration** - continue to support the public realm improvements and regeneration of the Town Centre and take forward seafront regeneration initiatives.
- **Fitzalan/Maltravers Road and East Street** –optimising the publically owned sites and buildings in Littlehampton with a focus on assets currently located in Fitzalan/Maltravers Road and East Street.

- **West Bank development** – the Councils will work together to obtain funding for key infrastructure required to support the viability of this strategic site which has the potential to deliver 1000 new homes and new flood defences.
- **River Arun Cycleway** – To enhance the visitor economies of both Littlehampton and Arundel the Councils will work together on delivering a leisure orientated cycleway along the river bank between Arundel and Littlehampton.

Strategic Growth – delivering key infrastructure projects as early as possible across the District and supporting delivery of strategic housing sites. Key priorities are:

- **Local Plan** - work in partnership to support Local Plan Delivery of strategic development sites.
- **A284/A259 road improvements** – ensuring that these improvements are delivered as early as possible to support the delivery of homes identified in the Local Plan. To achieve this a complete funding package will need to be in place securing the £10.5m Coast to Capital Local Growth Funding grant, developer contributions and local authority capital programme commitments.
- **A29 road improvements** – ensuring that these improvements are delivered as early as possible to support the delivery of 3,000 homes identified in the Local Plan. To achieve this, a complete funding package will need to be in place securing a Coast to Capital Local Growth Funding grant, developer contributions and local authority capital programme commitments.
- **Arundel Bypass** – Both Council's will work collectively to secure the earliest possible delivery of the bypass or solutions that benefit the community.

GROWTH DEAL PRINCIPLES

This Growth Deal builds upon the priorities identified within the Arun Place Plan (2016) which provides a joint growth narrative for Arun District Council and West Sussex County Council.

More widely, the Growth Deal supports the delivery of the Emerging Arun Local Plan (2011-2031) and the West Sussex Plan 2017 – 2022.

The Growth Deal strengthens accountability and identifies coherent ways of the Councils working together, improving communication, co-operation and efficiency. The Councils have agreed to work cooperatively and in partnership to deliver specific growth priorities (set out in Appendix A).

The Councils will agree opportunities for aligning and prioritising funding from all available funding streams and their own budgets/programmes when appropriate to support the delivery of priorities identified within the Arun Growth Deal.

The focus of the Growth Deal is the development and delivery of priorities identified in an action plan over the next 5 years (2018 to 2023). Both Councils will focus their resources to ensure timely and constructive input into the delivery of all Growth Deal priorities, and in particular the activities identified in Appendix A. The Councils will ensure that internal responses to development proposals are both substantive and made in a timely manner. There will be other programmes and projects, not covered by the Deal, where the Councils will work together to achieve the most effective outcomes for communities. The principles established in this Growth Deal may be helpful in developing working practices in other areas in the future. The priorities and ways of working highlighted in this Growth Deal do not remove, or alter, the Councils' statutory duties and do not suggest or represent any pre-determination with respect to planning issues – the statutory planning process will be progressed as required for all proposals identified in the Growth Deal.

The Councils will ensure where possible appropriate project management and quality management systems are in place to support the delivery of the Growth Deal priorities. Appropriate officer support will be assigned to the overall management of the Growth Programme to ensure the work is monitored and regular progress reports are provided to the Arun Growth Board. Some issues or items will be commercially and politically sensitive and in such instances, handled within each of the Councils' established internal procedures.

Should Arun District Council and West Sussex County Council agree that there would be benefit in developing additional Plans for Growth sites with Parish and Town Councils to identify local infrastructure needs and how these needs might be delivered, then the Councils will provide an advocacy role to support the Parish / Town Councils.

The Councils will work together to identify new opportunities and undertake pipe-line planning in relation to the development of business plans, programmes and projects to consider whether any exceptional issues should impact on the existing action plan commitments and consider longer term opportunities that may support the delivery of growth outcomes.

The Growth Deal will be reviewed initially after 6 months and then annually. Progress will be measured against the Action Plan deliverables and milestones. Any proposed amendments will be agreed by the Leaders and Chief Executive Officers.

The Growth Deal Governance Framework

The governance framework will ensure that the Growth Deal principles are achieved and the Growth Deal priorities are effectively delivered, with any risks or issues being escalated and resolved via the respective authorities' governance frameworks.

The Arun Growth Board

The Growth Board, comprising officers of the Councils, will usually meet monthly to:

- Provide strategic leadership and direction to the Growth Programme.
- Ensure the alignment of investment to support the delivery of the Growth Programme.
- Monitor growth projects, and priorities, considering progress made and if required agreeing remedial action to enhance delivery.
- Examine new opportunities to progress strategic growth projects, ensuring joint governance decisions and project initiation are taken as appropriate where projects involve a clear partnership approach.
- Be appraised of issues and obstacles affecting project delivery, agreeing action to boost progress where appropriate.
- Support the development of project teams to ensure the appropriate combination of officer input and expertise in key disciplines is achieved.

Senior elected members nominated by the Leaders, or the Leaders of the Councils will join the Board every 6 months if required and at least once a year.

WSSC Growth Programme Delivery Manager and ADC Group Head of Economy will:

- Consider the progress of projects across the Growth Programme to inform reporting to Growth Board.
- Make recommendations to the Growth Board on investment options and also individual project teams in relation to proposals during the design and development stages to provide direction and extra impetus for individual projects.

Individual project teams

Individual project teams will ensure delivery of the Growth Programme projects and will be established as projects reach an appropriate point and resources allow. Project Teams will involve a lead officer and other officers providing technical input. Stakeholder engagement and communication, also proportionate to individual projects, will enable effective communication, assist in timely decision making, support the Councils' statutory responsibilities, and input to other functions, where required.

Other Boards, Committees and Partnership Forums

A range of other wider Boards, Committees and Partnership Forums are likely to have an interest, function or involvement in the progression of the growth projects identified within the Growth Programme (e.g. ADC Bognor Regis Regeneration Sub Committee, Littlehampton Regeneration Sub Committee*, CLCs and their Highways and Transport Sub Committees). *

Both Council's will support the Bognor Regis Regeneration Board which will be influential in driving forward growth deal priorities in Bognor Regis. **

Advisory Groups have been established for the key strategic development allocations which will bring together elected representatives of the County Council, District Council and relevant Parish and Town Councils, together with other key agencies, organisations, and developers to discuss individual proposals and the timely delivery of key infrastructure. The Advisory Groups will consider delivery programmes, monitor progress and identify / resolve cross authority issues ensuring that risks are minimised.

All key issues arising from Boards, Committees and Partnership Forums on growth priorities in this deal will be escalated to and considered by the Arun Growth Board.

**To discuss the implementation of development plan allocations and residential permissions in the Littlehampton area and accompanying section 106 agreements including longer term operational and management responsibilities; such discussions to give informal advice and guidance to the responsible planning and highway authorities when carrying out their statutory functions.*

***To provide a forum for discussion with other statutory bodies, developers and by invitation, when relevant, resident's groups and potential users of new facilities – as to the best way to proceed with the provision, management and use of the numerous community facilities embedded in the scheme and specifically provided for by way of the planning permission and section 106 agreement.*

The Growth Deal Priorities

The Action Plan in **Appendix A** identifies key steps required to progress the priorities identified within this Growth Deal.

The overall aims of each priority are outlined in the Action Plan alongside the shared approach the Councils will take to support and, where appropriate, manage and monitor the progression of associated projects. If the council is the project lead they will ensure the timely progression of work and bring in subject matter expertise and specific technical input as required.

Where the Councils are not the lead partner and other external or private sector partners are leading, the Councils will provide support where appropriate to help deliver the Growth Deal priorities.

The Councils' professional services including Planning, Highways, Transport, Education, Estates and Legal and Finance will be required to provide support to the progression of projects. The Action Plan identifies key decision points – projects will only be progressed beyond key decision points when the appropriate governance processes have been completed within each authority.

The commitment that the Council's will make to each project will fall in to one of the following categories. The Action Plan identifies the agreed category for each of the actions and applies them to each Council where appropriate.

- A – Advocacy, publically supporting the work on the priority
- TS – Technical Support, providing business as usual technical support
- I – Intervention, intervening beyond business as usual to ensure the delivery of the priority
- D – Delivery

The Growth Deal priorities are:

- **Bognor Regis**
 - Regis Centre site
 - Hothampton Car Park regeneration
 - Enterprise Bognor Regis
- **Littlehampton:**
 - Town centre and seafront regeneration.
 - Fitzalan/Maltravers Road and East Street
 - West Bank Development
 - River Arun Cycleway
- **Strategic Growth:**
 - Support the delivery of Local Plan
 - Deliver improvements to the A259.
 - Deliver improvements to the A284
 - Delivery of the A29 road improvements
 - Arundel Bypass

Growth Deal Agreement:

Gill Brown (Leader Arun District Council)
Louise Goldsmith (Leader West Sussex County Council)
Nigel Lynn (Chief Executive Arun District Council)
Nathan Elvery (Chief Executive West Sussex County Council)

| Arun District Council | West Sussex County Council |
|---|---|
| Signed by the Leader: and Chief Executive: | Signed by the Leader: and Chief Executive: |

APPENDIX A - Arun Growth Deal Action Plan

Priority: Bognor Regis

To transform Bognor Regis into a dynamic and vibrant growth town through the delivery of ambitious regeneration projects. The Bognor Regis Investment Prospectus was produced to attract investment and set out priorities. A Creative Digital Hub is being developed at the railway station which is supported by both Councils who will continue to deliver its economic benefits in partnership. Public realm improvements have been delivered in the town centre, and both Council’s provided support to the University of Chichester expand its Bognor Regis Campus. Going forward the key resources will be prioritised towards the following key areas:

- Regis Centre site - Work has already begun with some preliminary designs being produced for the redevelopment of this site. Arun District Council will lead the progression of this priority and WSCC will provide technical support and advocacy to support the development of a fully funded and deliverable proposal
- Hothampton Car Park regeneration – Initial plans and a viability assessment have been completed for the development of a public park in the centre of Bognor Regis. Arun District Council will lead the delivery of this priority and WSCC will provide technical support and advocacy to support the development of a fully funded and deliverable proposal
- Enterprise Bognor Regis - the strategic employment site, north of the town, offers significant commercial development opportunities and has the potential to provide space for businesses to relocate and expand and up to 4000 jobs. The Councils will work together to open up the site and encourage development in this location by progressing the delivery of infrastructure improvements.

| Key deliverables and activities: | Partnership Lead | Technical Input |
|---|-------------------------|---|
| Regis Centre Site (ADC: D, TS WSCC: TS, A) | ADC | |
| 1.Undertake land assembly through liaison with land owners and establishing lease agreement for hotel site | ADC | ADC WSCC Growth Programme Delivery Manager |
| 2.Review Town Hall Use and establish future onsite requirements and provide influence and support for these | ADC | ADC WSCC Growth Programme Delivery Manager |
| 3.Undertake feasibility work to establish potential for redevelopment | ADC | ADC WSCC Growth Programme Delivery Manage WSCC Economy |
| 4. Identify funding sources including LEP and Arts Council to progress more detailed concept drawings | ADC | ADC WSCC Growth Programme |

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| | | Delivery Manager WSCC Economy |
| 5. Prepare business case to support the development of a fully funded and deliverable proposal | ADC | ADC WSCC Growth Programme Delivery Manager |
| Subject to Governance Decision to proceed | | |
| 6. Agree development delivery approach | ADC | ADC WSCC Growth Programme Delivery Manager |
| 7. Obtain Permissions and Approvals e.g. Planning | ADC | ADC WSCC Planning Services |
| Subject to Governance Decision to proceed | | |
| 8. Deliver Regeneration Project | ADC | ADC |
| Hothampton Car Park Regeneration (ADC: D, TS WSCC: TS, A) | | |
| 1. Approval of RIBA Stage 2 designs for new linear park and viability assessments for delivery and engage elected-members | ADC | ADC |
| 2. Commission and develop detailed plans for new linear park. | ADC | ADC |
| 3. Engage Elected Members and Key stakeholders to establish support for detailed plans (Consistency with Local Plan) | ADC | ADC WSCC Growth Programme Delivery Manager WSCC Economy |
| 4. Prepare business case to support the development of a fully funded and deliverable proposal | ADC | ADC WSCC Growth Programme Delivery Manager WSCC Economy |
| Subject to Governance to Proceed | | |
| 5. Agree development approach for residential and commercial site | ADC | ADC WSCC Growth Programme Delivery Manager |

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| 6. Obtain Permissions and Approvals e.g. Planning | ADC | ADC WSCC Planning Services |
| Subject to Governance to Proceed | | |
| 7. Deliver Regeneration project | ADC | ADC |
| Enterprise Bognor Regis (WSCC: TS, I,D ADC: I,A) | Private Developer | |
| 1. Identify and understand economic value of infrastructure improvements to support funding for growth and investment and allocation of development contribution funding | WSCC | ADC WSCC Growth Programme Delivery Manager |
| 2. Complete LDO for sites | ADC | ADC WSCC Growth Programme Delivery Manager |
| 3. Opportunities for improving access to Enterprise Bognor Regis are fully understood and feasibility plans developed | WSCC | WSCC Growth Programme Delivery Manager WSCC Planning Services |
| 4. Opportunities for improving broadband infrastructure fully understood and feasibility plans developed | WSCC | WSCC Growth Programme Delivery Manager WSCC Better Connected ADC |
| 5. Work with Landowners and strategic partners to support the development of a fully funded and deliverable proposal | WSCC/ADC | WSCC Growth Programme Delivery Manager ADC |
| Subject to Governance to Proceed (project may be longer term beyond 2023) | | |
| 6. Develop funding package for infrastructure improvements | WSCC/ADC | WSCC Growth Programme Manager |
| 7. Deliver Infrastructure Improvements | WSCC | WSCC Planning Services |
| 8. Assess Development Planning Applications | ADC | ADC WSCC Planning Services |

Outcomes:

Regis Centre:

- Up to 4,133 new jobs
- New hotel, leisure and restaurant facilities and jobs created
- New 3,000sqm theatre and cultural hub in centre of Bognor Regis

Hothamton Car Park Regeneration:

- Transformation of Bognor Seafront to unlock full potential of the town
- New significant seafront public realm with a variety of publicly available activities and facilities
- Increased leisure and tourist visitors to the town
- New residential dwellings or student accommodation in the town centre and commercial opportunities

Enterprise Bognor Regis:

- 108,500 sqm new employment space

Priority: Littlehampton - development and regeneration of Littlehampton Town with resources directed toward the following key areas:

- Town centre and seafront regeneration – Delivering public realm improvements in the town centre and seafront
- Fitzalan/Maltravers Road and East Street - Public Sector landowner redevelopment as part of the OPE project
- West Bank development – Facilitate development through joint funding bid for infrastructure improvements
- River Arun Cycleway – Deliver leisure route between Arundel and Littlehampton to grow visitor economy in each area

| Key deliverables and activities: | Partnership Lead | Technical Input |
|---|------------------|--|
| Town Centre and Seafront Regeneration (ADC: D, TS WSCC: TS) | ADC | |
| 1. Identify funding and resourcing gaps that constrain delivery of town centre and seafront public realm works. | ADC | ADC WSCC Growth Programme Delivery Manager |
| 2. Develop detailed business case and bid proposal for external funding to support delivery of public realm improvements | ADC | ADC WSCC Growth Programme Delivery Manager |
| Subject to governance decision to proceed | | |
| 3. Deliver public realm development and promote investment in town centre and seafront. | ADC | ADC |
| Fitzalan/Maltravers Road and East Street (WSCC: D, TS ADC: TS,A) | WSCC/ADC | |
| 1. Agreement on service requirements with relevant landowners to inform the comprehensive development at Maltravers Road/ Fitzalan Rd and East St | WSCC/ADC | WSCC Estates WSCC OPE WSCC Planning Services WSCC Other services as required ADC |
| 2. Commission feasibility studies and options appraisal | WSCC | WSCC Estates WSCC OPE WSCC Planning Services |

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| | | WSSC Other services as required |
| 3. Assess options and agree preferred option | WSSC | WSSC OPE ADC |
| 4. Develop a masterplan for the sites | WSSC/ADC | WSSC OPE ADC |
| 5. Procure Development partner if appropriate | WSSC | WSSC OPE ADC |
| 6. Prepare and assess planning application | WSSC/ADC | WSSC OPE ADC |
| Subject to Governance to proceed | | |
| 7. Deliver development – Onsite construction | WSSC | WSSC Estates WSSC OPE WSSC Planning Services (Highways Implementation) |
| West Bank Development (ADC:TS, I WSSC: TS, I) | Private Developer/ADC | |
| 1. Identify key infrastructure required to support the viability of developing the site | ADC | ADC WSSC Growth Programme Delivery Manager |
| 2. Develop a joint business case for external funding to deliver key infrastructure requirements to facilitate development | ADC | ADC WSSC Growth Programme Delivery Manager |
| Subject to Governance Decision to proceed (project may be longer term beyond 2023) | | |
| 3. Work with landowners to agree delivery approach | ADC | ADC |
| 4. Deliver Infrastructure Improvements | WSSC | ADC WSSC Planning Services |
| 5. Assess Development Planning Applications | ADC | ADC |

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| | | WSSC Planning Services |
| River Arun Cycleway to support the visitor economy (ADC: D, TS WSSC: TS,A) | ADC | |
| 1. Land assembly for proposed route | ADC | ADC |
| 2. Pool Business Rate Bids and identify funding | ADC | ADC |
| 2.Obtain relevant consent for preferred route | ADC | ADC WSSC Planning Services |
| Subject to Governance Decision to Proceed (project may be longer term beyond 2023) | | |
| 3.Deliver Cycleway | ADC | ADC |
| Outcomes: <ul style="list-style-type: none"> • This will support the delivery of 2,600 homes in north Littlehampton and Angmering and 1,000 on West Bank. • Deliver up to 1,204 jobs across all sites in 27,000 sqm of employment space. • Potential to deliver homes and improved, primary and secondary health facilities, employment space, whilst allowing Public Sector services to change operating models that meet current and future operational demands. • Town centre and seafront are sustainable and support future prosperity of the town • New leisure cycle route between Littlehampton and Arundel to enhance and grow visitor economy | | |

Priority: Strategic Growth - delivering key infrastructure projects across the District and supporting delivery of strategic housing sites. Key priorities are:

- Local Plan strategic housing site development – Facilitating delivery of strategic housing allocation sites SD1, SD2, SD3, SD6, SD7, SD8, SD9, SD11
- A259 road improvements – Facilitating growth including delivery of Angmering development sites and school.
- A284 road improvements – Facilitating growth including delivery of north Littlehampton sites
- A29 road improvements – Facilitating growth including delivery of strategic housing site SD5 Barnham/Eastergate/Westergate
- Arundel Bypass – Improving East-West connections to deliver further housing growth and connections between homes and employment across the area

| Key deliverables and activities: | Partnership Lead | Technical Input |
|--|------------------|---|
| Local Plan (ADC: TS,A WSCC: TS,A) | ADC | |
| 1. Providing timely business as usual support for the delivery of the Local Plan strategic housing sites SD1, SD2, SD3, SD4, SD5, SD6, SD7, SD8, SD9, SD10, SD11 | ADC WSCC | ADC WSCC Planning Services |
| 2. Assess Development Planning Applications | ADC WSCC | ADC WSCC Planning Services |
| A259 Road Improvements (WSCC: D, TS ADC: TS,A) | WSCC | |
| 1. Secure developer contributions to support funding of project | ADC | ADC |
| 2.Prepare business case to support the development of a fully funded and deliverable proposal to enable draw down LGF funding | WSCC | WSCC Planning Services WSCC Other services as required |
| 3.Obtain Permissions and Approvals e.g. Planning | WSCC | ADC WSCC Highways and Transport WSCC Other services as required |
| Subject to Governance to Proceed | | |
| 4.Deliver road improvements | WSCC | WSCC Highway and Transport |

| A284 Road Improvements (WSCC: D, TS ADC: TS,A) | WSCC | |
|--|------|---|
| 1. Secure developer contributions to support funding of project | ADC | ADC |
| 2.Prepare business case to support the development of a fully funded and deliverable proposal to enable draw down LGF funding | WSCC | WSCC Planning Services WSCC Other services as required |
| 3.Obtain Permissions and Approvals e.g. Planning | WSCC | ADC WSCC Planning Services WSCC Other services as required |
| Subject to Governance to Proceed | | |
| 4.Deliver road improvements | WSCC | WSCC Highways and Transport |
| A29 Road Improvements (WSCC: D ADC: TS,A) | | |
| 1.Undertake feasibility studies and modelling work for A29 improvements | WSCC | WSCC Planning Services WSCC Estates WSCC Other services as required |
| 2. Secure developer contributions to support funding of project | ADC | ADC |
| 3. Prepare business case to support the development of a fully funded and deliverable proposal to enable draw down LGF funding | WSCC | WSCC Planning Services WSCC Other services as required |
| 4. Obtain Permissions and Approvals e.g. Planning | WSCC | ADC WSCC Highways and Transport WSCC Other services as required |
| Subject to Governance to Proceed | | |
| 5.Establish Delivery Route | WSCC | WSCC Planning Services WSCC Other services as required ADC |

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| 6.Deliver Phase 1 road improvements maximising LGF funding | WSCC | WSCC Highways and Transport |
| 7Deliver Phase 2 Road Improvements maximising developer contributions and other external funding sources | Developer | ADC WSCC Highways and transport |
| Arundel Bypass (ADC: A WSCC: A) | | |
| 1.Liaise with Highways England to ensure central government funding is secured and utilised in a timely way to deliver the Arundel Bypass | WSCC/ADC | WSCC Planning Services WSCC Highways and Transport |
| 2.Support the facilitation of a bypass or identify other solutions to benefit the community | WSCC/ ADC | WSCC Planning Services WSCC Highways and Transport ADC |
| 3.Political and economic advocacy to ensure support across both Council's | WSCC /ADC | WSCC Growth Programme Delivery Manager ADC |
| Subject to Governance to Proceed (project may be longer term beyond 2023) | | |
| 3.Once Bypass is in place undertake feasibility studies and identify funding for Ford railway crossing | ADC | ADC |
| <p>Outcomes:</p> <ul style="list-style-type: none"> • New Homes: 20,000 over life of Arun Local plan period (to 2031) • New Jobs: Proportionate employment space outlined within the emerging Local Plan sites • Sufficient infrastructure that supports successful places • A strategic approach to place shaping that creates sustainable communities, where people want to live that is well-connected to employment, leisure and amenities and is more self-sufficient. • Planned growth and new infrastructure meets the needs of the Districts' demographic profile and improves district wide health outcomes. | | |