

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 August 2025 11:02
To: Planning Scanning
Subject: FW: Bognor Arcade - additional comments

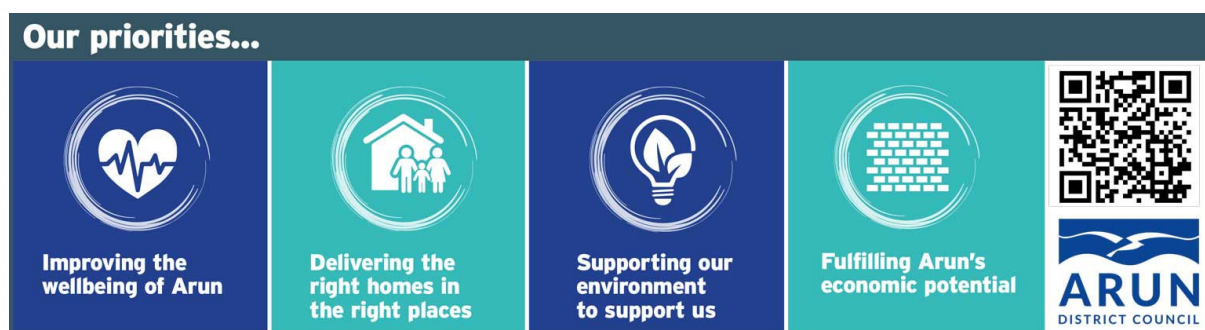
Economic development additional comments

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: Matt Gover <Matt.Gover@arun.gov.uk>
Sent: 07 August 2025 13:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Bognor Arcade - additional comments

Hi,

Further to our previous response, please see additional comments.

Thanks

Matt

Economic Development strongly support the proposed redevelopment of Bognor Arcade. This scheme represents a key opportunity to deliver meaningful and lasting economic benefits for Bognor Regis, while directly aligning with the Council's strategic goals for town centre regeneration.

Stimulating Local Spending

New residents will bring increased footfall and spending power to the town centre. We note that the development is expected to support significant annual household expenditure, much of which is likely to be retained in the local economy. This will directly benefit town centre businesses, particularly in the retail and hospitality sectors, and help strengthen Bognor's day and evening economies.

Job Creation and Skills Development

The development will generate new job opportunities both during the construction and operational phases. The construction phase alone is projected to generate around 100 jobs, many of which will offer entry-level opportunities and apprenticeships—contributing to local employment and skills growth. Once complete, the new commercial space is expected to create at least 7–9 permanent jobs, further supporting economic resilience. All new jobs are to be welcomed and will have a net positive effect on the local economy.

Strengthening Local Revenues

The development will deliver 35 high-quality new homes which will generate Council Tax revenues. In addition, the scheme introduces a net increase of 134 sqm of occupied commercial space, which will yield additional Business Rates. These recurring revenues will support vital local services and contribute to the financial sustainability of the Council and the Bognor Regis Business Improvement District (BID).

Catalysing Further Investment

The scheme will set a strong benchmark for future development in the town. By restoring a locally listed building and improving the appearance of a key heritage asset, the project will enhance the town centre's visual appeal and support wider regeneration efforts. It demonstrates how surplus retail space can be successfully repurposed for residential use, as outlined in the Council's Economic Development Strategy.

The Alexandra Theatre, with its enhanced offerings and modernised facilities, is set to become a cultural hub, drawing both locals and visitors to the area for performances, events, and community gatherings. The Premier Inn hotel will provide much-needed accommodation for those visiting the town for leisure or business, while the Esplanade works will enhance the sea front and surrounding areas, improving both aesthetics and accessibility. Together with these developments, the proposals at Bognor Arcade

will reinforce the town centre's role and its ongoing transformation into a key destination for both day and overnight visitors, increasing footfall and supporting the local businesses.

Conclusions

In conclusion, the Bognor Arcade redevelopment is not only financially beneficial—it is a catalyst for change. The proposal aligns with key Arun Local Plan policies—EMP SM1, RET SP1, and RET DM1—highlighting its positive impact on both retail growth and town centre regeneration. It will attract investment, create jobs, support businesses, and deliver the kind of high-quality, town-centre living that is essential to Bognor's long-term prosperity.

Matt Gover

Economic Development Projects Officer
Directorate of Growth



E: matt.gover@arun.gov.uk

T: 01903 737679







M: 07385 412134

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Our priorities...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
--	---	---	---	--