

# DELIVERING GROWTH & PROSPERITY FOR THE COMMUNITY OF BURGESS HILL

NEW  
RIVER

## WELCOME

Thank you for joining us at our open day. NewRiver is wholly committed to this important and exciting £65 million regeneration project for Burgess Hill.

We are here today to share our vision to create a vibrant family orientated destination for the Burgess Hill community that provides an attractive blend of retail, leisure and community uses that will be relevant and sustainable for the long-term. We will do this by sharing an update on where we are today, the challenges facing the current market and proposals for the path ahead.

We will return in the summer 2019 for a second Community Open Day to share more detailed proposals to review and feedback on.



Regent Court, Leamington Spa



The Forum, Wallsend



Marford Hill Co-op

### About NewRiver

NewRiver REIT plc is a specialist FTSE 250 investor focused on buying, managing and developing retail & leisure assets across the UK. With 34 shopping centres, we are one of the UK's largest owner/managers of convenience and community shopping centres. Our portfolio totals £1.4 billion, spanning over 8 million sq. ft, also including 18 retail parks and over 650 community pubs.

NewRiver is an active and long-term investor in UK town centres and communities. We are proud to work in partnership with over 60 different local authorities to regenerate and protect the towns we are invested in. This includes major and exciting retail and leisure redevelopments in other towns to create long-term social and economic growth.

NewRiver have been working closely with Mid Sussex District Council to explore options to redesign The Martlets shopping centre and regenerate the town centre to create a thriving retail, leisure and community destination that is relevant, viable and sustainable for the long-term.



Canvey Island Retail Park



Burgess Hill (2016 CGI)



Templars Square Masterplan, Cowley





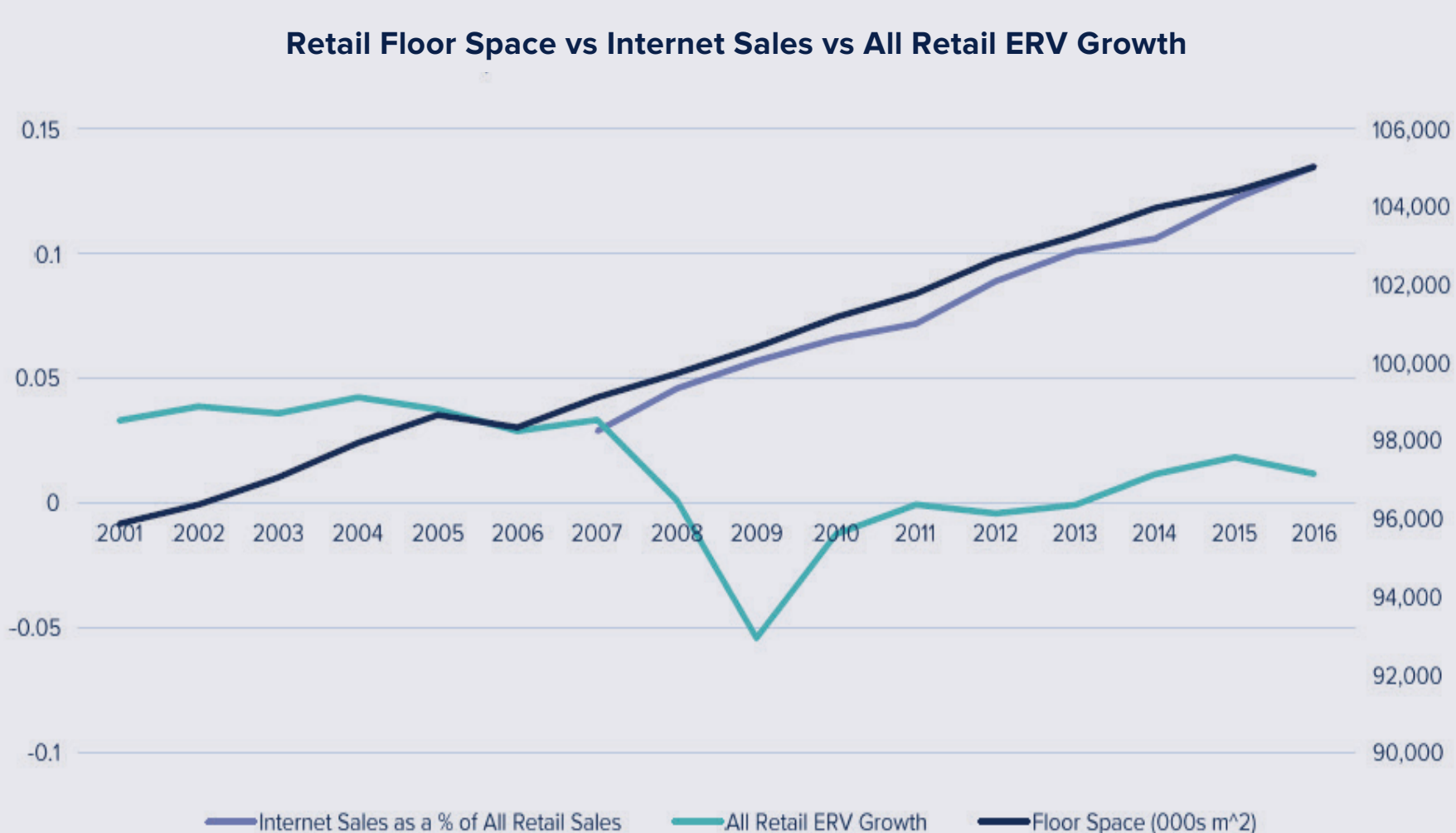
## RETAIL MARKET OUTLOOK & CONTEXT

A project of this scale and ambition is long and complex, made more so against the backdrop of a challenging market. Since the original scheme was granted planning consent in 2016, the retail and economic landscape has changed enormously – in turn presenting changes and challenges that are well-documented in the media.



A buoyant retail landscape requires a balance between supply and demand. Since 2001 there has been a 10% increase in retail floorspace across the UK, but simultaneously, consumer spend has dipped and the overall demand from traditional bricks and mortar retailers for floorspace has declined, compounded by internet sales rising from a base of zero to 16% in the same period.

### Over Supply of Retail Space, Compounded by Internet Sales



## What Does This Mean For Our Burgess Hill Re-development?

The originally consented scheme was retail-led and in short, there is simply not the same demand for this volume of retail space as there was when the project was first developed and planning consented. There is however a greater requirement for leisure provisions and other uses, alongside the retail. A greater leisure provision will enhance the scheme and support the retail.

In order to deliver a relevant, viable and sustainable scheme, it is therefore necessary to reduce the retail footprint and increase the leisure offer - for example introducing a new 16-lane Hollywood Bowl.

This requires a reconfiguration of the previously proposed layout and that is what we will be coming back to planning for.

The revised proposals will still deliver a vibrant new town centre that will create new jobs and attract spend from wider areas. The retail offer will simply be supported by enhanced leisure and community services. So although the scheme is changing, it will be deliverable.

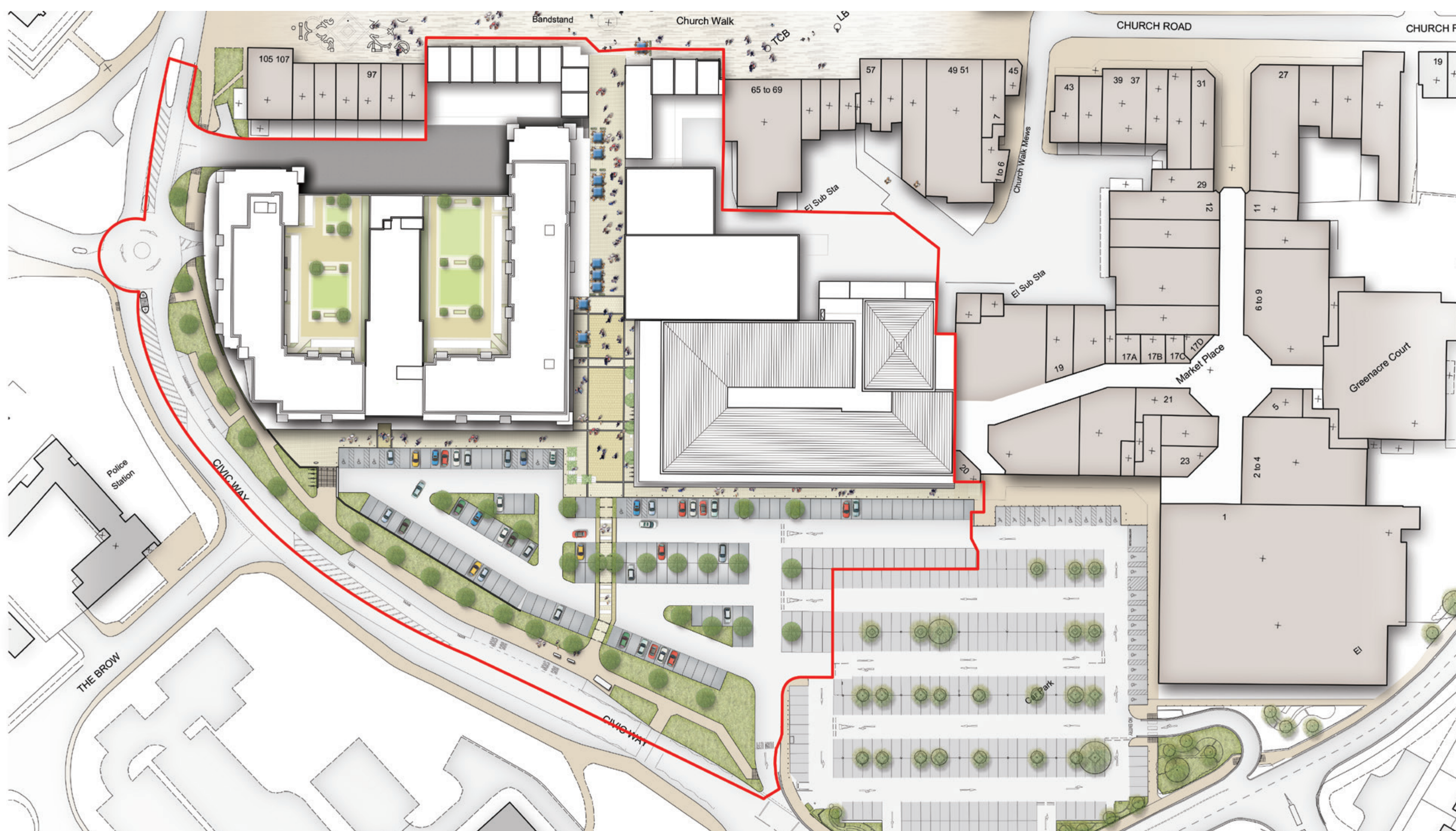




## WHAT WAS CONSENTED?

In March 2016, consent was granted for a £65 million regeneration project to create a vibrant town centre development providing:

- A retail-led scheme with new shops and restaurants
- 10 screen multiplex Cineworld cinema
- 63 bed Travelodge
- Much needed new homes
- A new library for the town
- Improved public spaces



Consented Scheme Plan - March 2016





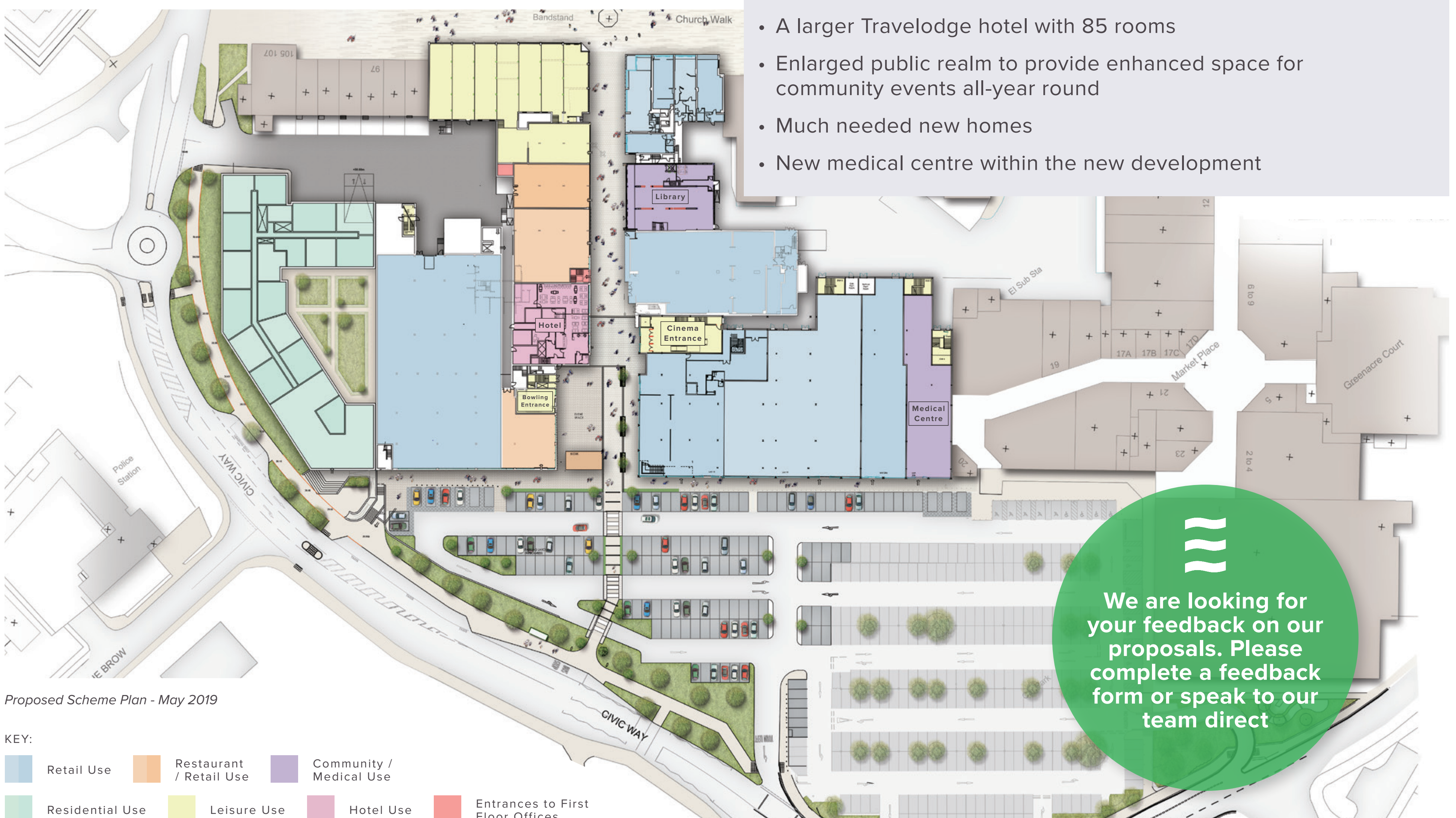
## WHAT CHANGES ARE WE PROPOSING?



Our proposals are not final. In response to changes in the retail sector and shopping patterns, we are proposing to revise the mix of uses. These proposals include reducing the overall retail space, increasing the provision of leisure and community services, and adding further residential units and hotel rooms.

The proposed plans could include:

- A reduced retail footprint, that still retains the strong leading retailers proposed including Next, Nando's, New Look and a number of other retailers we are in advanced discussions with
- A brand new, more conveniently located library in the heart of the scheme that is larger than the existing library
- A greater day-to-night experience with additional provisions, featuring a new 10-screen multiplex Cineworld cinema, a 16-lane Hollywood Bowl, gym and new restaurants
- A larger Travelodge hotel with 85 rooms
- Enlarged public realm to provide enhanced space for community events all-year round
- Much needed new homes
- New medical centre within the new development



Proposed Scheme Plan - May 2019

KEY:

|   |   |   |
|---|---|---|
| <span style="color: blue;">■</span> Retail Use                      | <span style="color: orange;">■</span> Restaurant / Retail Use | <span style="color: purple;">■</span> Community / Medical Use |
| <span style="color: green;">■</span> Residential Use                | <span style="color: yellow;">■</span> Leisure Use             | <span style="color: pink;">■</span> Hotel Use                 |
| <span style="color: red;">■</span> Entrances to First Floor Offices |   |   |

We are looking for your feedback on our proposals. Please complete a feedback form or speak to our team direct



# OUR VISION TO CREATE A DESTINATION TO LIVE, WORK & VISIT

## COMMUNITY WELLBEING

### NEWRIVER PROPOSALS

- New 7,000 sq ft refurbished library
- New healthcare facilities and gym
- Family-friendly day-time and evening offering with new shops, cinema, bowling and restaurants
- Events space for community activities and pop-ups
- Attractive landscaping, including improved seating, signage, lighting and security



### WHAT THIS WILL CREATE

- **Improved financial wellbeing:** employment and business opportunities
- **Improved mental wellbeing:** a variety of community activities to promote a sense of belonging and reduce isolation
- **Improved physical wellbeing:** improved accessibility to health and library services and a centrally located gym
- **Improved relational wellbeing:** stronger community cohesion fostered through the creation of a safe place for people to meet, resulting in greater community interaction, and stronger community relationships

## ENHANCING PLACES

### NEWRIVER PROPOSALS

- Improved retail, leisure and community provisions including modern new buildings
- Enhanced landscaping, seating, lighting and signage with open spaces to facilitate community events
- Refurbishment and upcycling of existing buildings and the use of long life design materials
- Upgrade of pedestrian access, bus stop, cycle and parking facilities
- Provision of new high quality, energy efficient residential apartments with parking
- Decontamination and refurbishment of legacy eyesore gasworks, and delivery of a new Lidl store



### WHAT THIS WILL CREATE

- Enhanced customer satisfaction through a holistic mixed-use community offering
- Sustainable, eco-friendly town centre
- Satisfaction and pride in the area
- Increased visitor footfall

## GROWING PROSPERITY

### NEWRIVER PROPOSALS

- New shops, community and leisure uses including cinema, bowling and dining facilities to attract new visitors
- Long term sustainable retailers and businesses
- Hotel to accommodate and facilitate growth and encourage visits to the town
- Greater employment through opportunities in construction, leisure, retail and community services



### WHAT THIS WILL CREATE

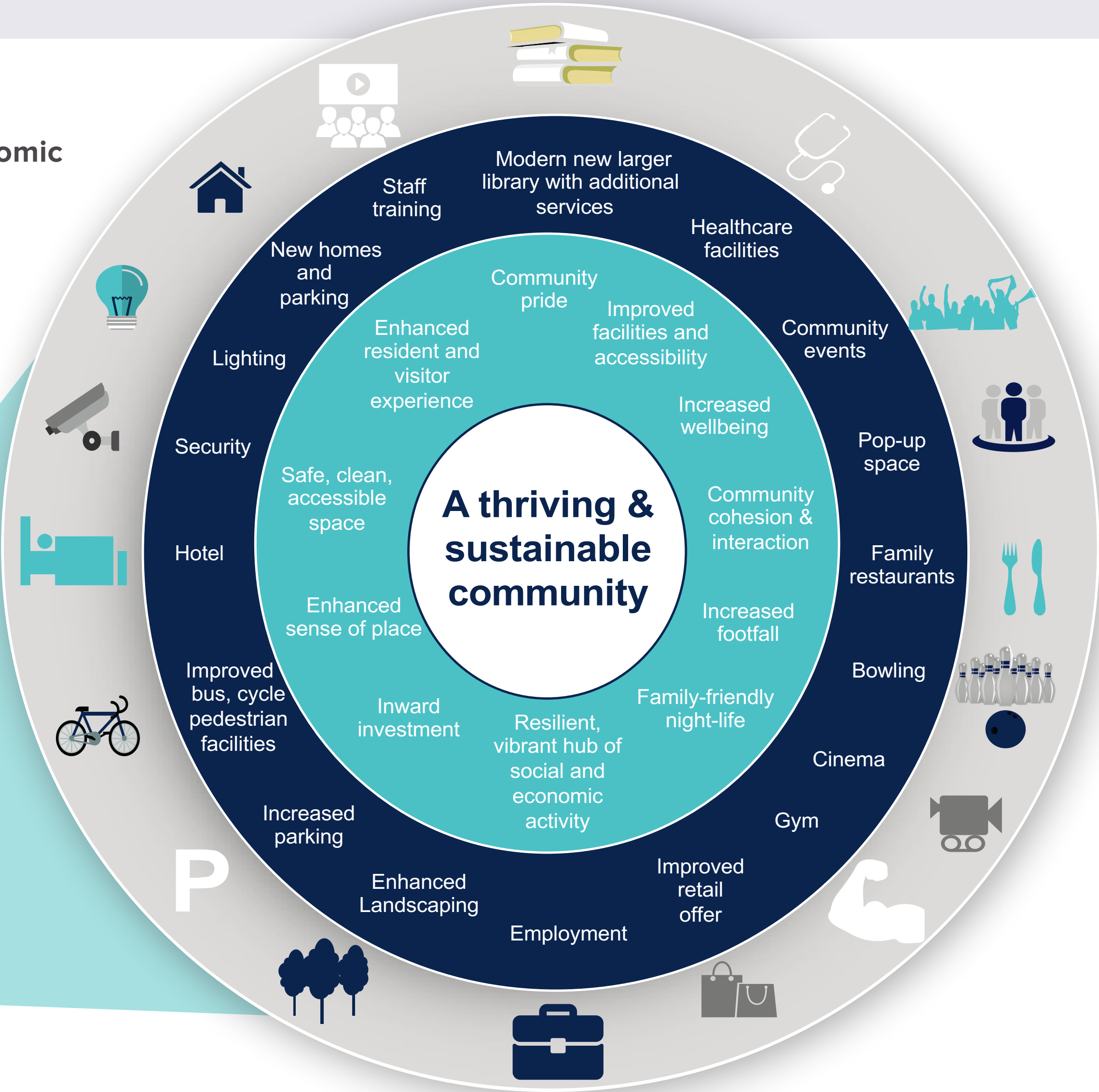
- Enhanced economic activity and a resilient town centre in the face of national economic uncertainty
- A destination to live, work, play and stay
- Attraction of further inward investment
- A network of existing and new businesses, growing together to support a balanced demographic mix

### Regenerating Burgess Hill to create social and economic prosperity for the long-term

Our vision for the regeneration of the Martlets Shopping Centre is three-fold:

- **Improve wellbeing**
- **Grow prosperity**
- **Enhance the community offer and environment**

Our ambition is to create a dynamic town centre for the Burgess Hill community to work, live and visit. We plan to do this by redesigning and regenerating the existing Martlets Shopping Centre to become a vibrant hub of economic and social activity that is a safe and attractive place for family and friends to meet.





# REGENERATION MILESTONES ACHIEVED SO FAR & NEXT STEPS



Whilst we are proposing to revise certain aspects of the scheme, we have already achieved a number of the key milestones in the project which are key enablers to undertaking the wider project.

These include:

- **Leylands Road & Lidl:** Exchanged contracts with Mid-Sussex District Council to sell the Leylands road site to Lidl. Demolition and site clearance of the former gas holder, a legacy eye-sore for the community. Site handed over to Lidl, who are on site constructing their new store - expected to open late Summer 2019
- **Hollywood Bowl:** Advanced discussions with Hollywood Bowl for a 16-land bowling alley with restaurant
- **Library:** NewRiver and the County Council confirmed the re-location of the library to a brand new modern building, importantly retaining a convenient location in the heart of the development. The new agreed home is larger than the existing library and will be the same floorspace as the previously consented location
- **Martlets Hall:** Commenced demolition of Martlets Hall

## Where Can I Find More Information?

The project team is happy to answer any queries about our redevelopment project. If you have any questions, then please contact us via:

✉ [bhregeneration@nrr.co.uk](mailto:bhregeneration@nrr.co.uk)

The project website will contain information regarding the development:

🌐 [themartletsshoppingcentre.co.uk](http://themartletsshoppingcentre.co.uk)

This will be regularly updated with all of the latest news and upcoming plans to rejuvenate your town centre.

**Second Community Open Day:** We will return in the summer 2019 for a second open day to share detailed proposals ahead of planning.

We are looking for your feedback on our proposals. Please complete a feedback form or speak to our team direct

## TIMELINE

### SPRING 2016

NewRiver achieved planning consent

### SUMMER 2017

New Head Lease; Delph residential contract signed; Leylands road site sale to Lidl

### SUMMER / AUTUMN 2017

Leylands Road gas works demolition and site clearance

### SPRING 2019

Construction of new library and demolition of Martlets Hall. Discussions with new leisure operators

### SUMMER 2019

Lidl move to new Leylands Road store as planned. **Second Community Open Day** ahead of planning

### AUTUMN 2019

Planning Submission

### WINTER 2019/20

Targeted Planning Consent

### SPRING 2020

Targeted construction of main phase due to begin

### SUMMER 2022

Targeted completion and launch