

## St Modwen – Bognor Regis

### First Consultation Questionnaire Analysis Report April 2008

#### Overview

A total of 653 completed feedback questionnaires were received: 340 were posted in a box at the public exhibition, 259 returned by post, 38 via the dedicated project website and 16 at the Schools Workshop.

#### Methodology

The data below is collated from the questionnaire responses received prior to 5 March 2008. All letters and verbal feedback (including those received from stakeholder meetings and Community/Schools' Forums) will be considered separately. Many comments were received, and have been classified into appropriate categories on the basis of the central theme of the comment.

#### Respondent Profile

260 were male (40%), 294 were female (45%), 32 replied as a couple (5%), whilst 67 did not provide personal details (10%).

From the table below it can be seen that the vast majority of respondents who did provide their details (over 67%) were aged 55 or over:

*(10 questionnaires did not include age details)*

Age	under 16	16-24	25-34	35-44	45-54	55-64	over 65
No. of responses	18	11	30	63	84	208	229
%	3	2	5	10	13	32	35

## HOTHAMTON SITE

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### Question 1 – Do you want to see regeneration of the Regis Centre and Hothamton sites?

Of those who responded to this question, the vast majority (over 80%) stated they would like to see regeneration of the two sites. Out of the remaining respondents, 14% did not want to see the sites regenerated and 6% stated they didn't know.

*(14 questionnaires did not include an answer)*

Answer	Yes	No	Don't know
No. of responses	513	88	38
%	80	14	6

### Question 2a – What do you think of the proposals for the Hothamton site (presented at the exhibition/in the handout)?

In those questionnaires that provided an answer to this question, the feedback on the Hothamton proposals was balanced, with 55% rating them as Very good, Good or Satisfactory and 45% stating they were Not Very Good or Poor.

*(27 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	93	146	105	152	130
%	15	23	17	24	21

Of the qualitative comments made relating to the Hothamton site proposals, the majority focussed on the two main topics of residential and retail.

Other recurring but less frequent comments included:

- Desire to see a better health centre facility
- Concerns about further development worsening the wind tunnel effect on Queensway
- Desire to retain the Hothamton sunken gardens
- Library relocation to the Hothamton site preferable to the Regis Centre site
- Preference to retain the Lamb Public House

**168 comments were made on miscellaneous issues in Q2**

**Question 2b – Food store - Do you feel a new high quality food store in the town centre would meet the needs of the town?**

In those questionnaires that provided a response to this question, over half of respondents were in support of having a new high quality food store in the town centre (53%). 39% stated they didn't feel there was a need and 8% didn't know.

*(5 questionnaires did not include an answer)*

Answer	Yes	No	Don't know
<b>No. of responses</b>	345	251	52
<b>%</b>	53	39	8

Of the qualitative comments made relating to the Hothampton site proposals, recurring themes on retail issues included:

- Question the need for another food store
- Food store has to be high quality
- Bigger and better range of retail in Bognor Regis is required generally
- Desire for a high quality retailer such as Marks & Spencer
- The scheme will need to address potential traffic/parking problems associated with a food store

**201 comments were made on retail issues in Q2**

**Question 2c – Residential tower - What do you think of the proposals to create a new landmark for Bognor Regis with a tower?**

Of those who responded to this question, 39% felt the proposals for a new landmark tower were Very good, Good or Satisfactory and 61% rated the proposals as Not very good or Poor.

*(21 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
<b>No. of responses</b>	79	97	68	124	264
<b>%</b>	13	15	11	19	42

Of the qualitative comments made relating to the Hothamton site proposals, recurring themes on residential issues included:

- The tower:
  - Design – concerns it would be out of keeping with the town
  - Design – it would need to be architecturally strong with sustainable and appropriate quality building materials
  - Desire to see a viewing platform at top
- Question the need for more flats in the town
- Need for affordable housing for families and local people
- Desire to see the removal or improvement of Fitzleet tower
- Could all residential be placed on this site instead of Regis Centre site?

**388 comments were made on residential issues in Q2**

## REGIS CENTRE SITE

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### Question 3a – What do you think of the proposals for the Regis Centre site (presented at the exhibition/in the handout)?

In those questionnaires that provided a response to this question, the proposals for the Regis Centre site were well received with almost 60% of people stating they thought the proposals were Very Good, Good or Satisfactory. 22% felt the proposals were Not Very Good and the remaining percentage rated them as Poor.

*(25 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	135	158	83	137	115
%	22	25	13	22	18

Of the qualitative comments made relating to the Regis Centre site proposals, these fell under four main topics of leisure, residential, The Esplanade closure and traffic/parking.

Recurring themes on leisure issues included:

- General support for the leisure proposals
- Desire for guaranteed future theatre provision – better and bigger theatre provision
- Library should stay in its existing site
- Would like ice or roller skating rink
- Would like an indoor swimming pool
- Support for bowling alley proposals
- Non-demolition of the Regis Centre

**236 comments were made on leisure issues in Q3**

Other recurring but less frequent general comments included:

- Desire to see more 'new' facilities brought to the town rather than renewal of existing provision
- Design – buildings need to be of the highest quality and in keeping with the surroundings
- Concerns about safety and security of the area
- Improvements needed to sea defences
- Desire to see the Regis Centre demolished
- Desire to see more for different age groups

**114 comments were made on miscellaneous issues in Q3**

**Question 3b – What do you think about the ‘Building on the Beach’ – the initial design concepts and proposed use?**

Design concepts were exhibited for a new building on the beach that would incorporate a high quality restaurant for daytime and evening dining. In those questionnaires that provided a response to this question, the feedback was largely positive with 67% stating the proposals were Very Good, Good and Satisfactory. The remaining 33% felt they were either Poor or Not Very Good.

*(15 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	171	162	95	98	112
%	27	25	15	15	18

**Question 3c – What do you think about seafront uses/public realm – the variety and setting of quiet and lively activities for all ages proposed for the seafront?**

In those questionnaires that provided a response to this question, seafront uses and new public realm proved very popular with a total of 74% people stating they were either Very Good, Good or Satisfactory.

*(21 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	164	183	118	91	76
%	26	29	19	14	12

**Question 3d – The Esplanade closure – the proposals to close The Esplanade to ensure a greater variety of leisure uses for the seafront and to link it to the town centre?**

In those questionnaires that provided a response to this question, views on the proposals to close of The Esplanade were mixed, with 28% rating them Very Good and 30% rating the proposals Poor. However the overall feedback was in favour of the proposals (which would enable greater leisure facilities and linkage between the seafront and the town centre) with 56% rating the proposals as Very Good, Good or Satisfactory.

*(21 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	177	124	55	87	189
%	28	19	9	14	30

Of the qualitative comments made relating to the Regis Centre site proposals, recurring themes on the Esplanade closure included:

- Concerns over impact of closure on traffic
- Need to have viable alternative routes put in place before any closure
- Desire to see a pedestrianised Esplanade
- Concerns people will not be able to see the sea when driving along the Esplanade and parking on the seafront
- Desire to make seafront access easier for the elderly, disabled and families

**145 comments were made on Esplanade closure issues in Q3**

Recurring themes on traffic/parking issues included:

- More parking required – including long term parking
- Concerns over future traffic problems
- Desire to make better provision for cyclists

**51 comments were made on traffic/parking issues in Q3**

**Question 3e – Residential – the proposed form for the residential buildings on the Regis Centre site?**

In those questionnaires that provided a response to this question, the feedback demonstrated mixed reviews with 45% of respondents rating the proposals as Very Good, Good or Satisfactory and 55% rating them as Not Very Good and Poor.

(40 questionnaires did not include an answer)

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	54	102	117	130	210
%	9	17	19	21	34

Of the qualitative comments made relating to the Regis Centre site proposals, recurring themes on residential issues included:

- Desire for other non residential uses on the seafront
- Concerns over residential numbers and heights of buildings
- Whether mixed uses will work i.e. residential and leisure together (noise problems etc)
- Residential must be affordable/for families/local people

**202 comments were made on residential issues in Q3**

**Question 4a – Would you welcome the provision of an overall increase in parking than is currently provided?**

In those questionnaires that provided a response to this question, an increase in the amount of public parking received massive support with 76% stating they would like to see an increase on the current provision. Out of the remaining responses, 7% were not sure and 17% did not wish to have more parking.

(30 questionnaires did not include an answer)

Answer	Yes	No	Don't know
No. of responses	471	105	47
%	76	17	7

Of the qualitative comments made relating to the transport and access proposals, the two main topics were pedestrianisation and parking.

Recurring themes on parking issues included:

- More parking required for both residents and visitors
- Cheaper/free parking needed
- Suggested introduction of park and ride system
- More disabled parking needed
- Long stay parking needed

**50 comments were made on parking issues in Q4**

Some other recurring but less frequent comments included:

- Better access and provision for cyclists desired
- More traffic studies/thought required
- Viable alternative routes to be proven before changes made
- Re-open High Street to traffic
- Desire to see improvements to public transport
- Relief route/bypass must be in place before changes to transport routes are made

**113 comments were made on miscellaneous issues in Q4**

#### **Question 4b – What do you think about the proposals to provide improved pedestrian links between the town and seafront?**

Of those who responded to this question, over 77% felt the plans to improve pedestrian links between the town and seafront were Very Good, Good or Satisfactory. 12% felt the proposals were Poor and 11% rated them as Not Very Good.

*(34 questionnaires did not include an answer)*

Answer	Very good	Good	Satisfactory	Not Very Good	Poor
No. of responses	213	159	102	68	77
%	34	26	17	11	12

Of the qualitative comments made relating to the transport and access proposals, recurring themes on pedestrianisation issues included:

- Re-iterated support or dislike of pedestrianisation as an idea
- Pedestrian routes already adequate
- Disabled/elderly/family access to seafront to be maintained

**137 comments were made on pedestrianisation issues in Q4**

#### **Question 4c – What do you think about the proposal to explore alternative routes for traffic around the town to allow the closure of The Esplanade for leisure uses?**

In those questionnaires that provided a response to this question, traffic was a major topic of interest at the exhibition and the feedback reflects a mixture of views, with 57% rating the idea of exploring alternative routes for traffic to allow the closure of The Esplanade as Very Good, Good or Satisfactory, and 43% rating them as Not Very Good or Poor.

*(36 questionnaires did not include an answer)*

<b>Answer</b>	<b>Very good</b>	<b>Good</b>	<b>Satisfactory</b>	<b>Not Very Good</b>	<b>Poor</b>
<b>No. of responses</b>	153	122	74	95	173
<b>%</b>	25	20	12	15	28

## CURRENT POSITION ON KEY ISSUES RAISED

### Landmark tower on Hothamton

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Concern over height</li> <li>➤ Desire to remove Fitzleet House</li> <li>➤ Wish for viewing platform</li> <li>➤ Worsen wind tunnel effect</li> <li>➤ Need for quality design</li> </ul>	<ul style="list-style-type: none"> <li>➤ Fitzleet House dominant feature</li> <li>➤ Marketing Brief stated desire for landmark building</li> <li>➤ Agree with need for highest quality architecture</li> <li>➤ Microclimate studies being undertaken</li> <li>➤ Consideration of viewing opportunities (throughout scheme)</li> <li>➤ Height and position still to be determined</li> </ul>

### Residential on Regis Centre site

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Principle of inclusion in scheme</li> <li>➤ Height</li> <li>➤ Number of units</li> <li>➤ Does residential &amp; leisure together work?</li> </ul>	<ul style="list-style-type: none"> <li>➤ Adopted Masterplan (2004), Marketing Brief (2005) and St Modwen's original submission included residential</li> <li>➤ Mixed use is key driver for successful physical regeneration</li> <li>➤ New investment = new spend</li> <li>➤ Final details (height &amp; number of units) still to be determined</li> </ul>

### Closure of the Esplanade

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Cause traffic disruption</li> <li>➤ Desire to see a pedestrianised Esplanade</li> <li>➤ Loss of ability to drive along seafront</li> <li>➤ Support proposals to improve access to seafront</li> </ul>	<ul style="list-style-type: none"> <li>➤ Detailed studies ongoing in partnership with County and District Councils</li> <li>➤ Will only work if acceptable alternative routes are identified</li> <li>➤ Only part of Esplanade to be closed</li> </ul>

### Parking

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Desire to see more for public &amp; residents</li> <li>➤ Long stay parking needed</li> </ul>	<ul style="list-style-type: none"> <li>➤ Legal agreement provides for a greater number of public spaces on both sites</li> <li>➤ Fitzleet multi-storey car park to be refurbished</li> <li>➤ Car park strategy for town site to be provided to reflect new developments &amp; operator needs</li> </ul>

## Provision of Live Performance Venue

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Desire for guaranteed live entertainment in future</li> <li>➤ Retain the Regis Centre</li> <li>➤ Demolish the Regis Centre</li> </ul>	<ul style="list-style-type: none"> <li>➤ Always supported need for sustainable provision</li> <li>➤ Process headed by Locum nearing completion</li> <li>➤ Hope to have preferred operator selected within weeks</li> </ul>

## Retail

Comments:	Current position
<ul style="list-style-type: none"> <li>➤ Need for another food store?</li> <li>➤ Bigger &amp; better range of retail required</li> </ul>	<ul style="list-style-type: none"> <li>➤ Demand identified for new town centre food store</li> <li>➤ Important that operator provides new “quality offer”</li> <li>➤ Other sites in town centre identified for new retail development</li> </ul>

## Miscellaneous

Comments:	Current position
Desire to see new Health Centre	In discussion with PCT
Library to remain in London Road	In discussion with County Library to explore opportunity to provide a modern facility of service improved and highest quality
Retain Lamb Inn Pub	Looking at the implications of retaining – in full discussion with licensee
Seafront proposals achievable?	More studies needed. In discussions with all relevant agencies to ensure that proposals are technically & financially viable
All buildings need to be of highest design quality	Agree

**-Ends-**