

Southwest St Helier Summary of Stage 2 Feedback

Feedback Forms

347 people have responded to the feedback form. 331 online responses were received as well as 16 paper hard copies. The below breaks down the responses provided for each question asked. We also received 15 emails directly with a wide range of feedback, all of which has been passed to the design team.

When answering free text questions, respondents often include several points or topics in their response. To accurately understand feedback, we record each individual point as a separate comment related to the theme or topic.

Topics that were raised in 4% or less of the responses have not been included in the summary due to their low number.

1. What do you like about the proposals?

271 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- General standalone negative comments with people stating that they do not like the proposals i.e. 'nothing' (56)
- Support for the green spaces and planting proposed (51)
- Support for the new outdoor public spaces proposed (34)
- General supportive and positive comments on the proposals i.e. 'very nice plans' (27)
- Support for the overall design and landscaping (22)
- Support for the community, social and cultural uses, including places to meet, performance spaces, and the food and beverage offer (21)
- Support for the pedestrian focus of the proposals (15)
- Transport/connectivity. Some comments were supportive whilst others felt further improvement could be made (11)
- People liked the connections made between the town centre and the Waterfront (11)
- Support for swimming facilities (10)
- People liked the sport and leisure facilities proposed (9)
- Concerns about the residential offer including density and affordability (9)
- Support for the residential offer (8)
- The feeling that more information is required to be able to comment on the proposals (8)
- Support for the proposed cycle routes and facilities (8)
- The feeling that the green/open spaces could be improved (7)
- The feeling that the overall design and landscaping proposals could be improved (7)
- Concerns around the proposed height & massing (7)
- The commercial and retail offer. Whilst some people supported the commercial uses others felt too high a quantity was proposed (4)

- Support for the mix of different spaces and uses (4)
- The need to improve proposed swimming facilities (4)
- Concern around the impacts of an increased population on local infrastructure (4)

2. Do you think the proposals complement the existing town centre?

- 341 people answered this question
- 57.4% of respondents are neutral, agree or strongly agree that the proposals complement the existing town centre.

3. Do you have any other comments on how the proposals complement the existing town centre?

232 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- The need for a strong entertainment/ food and beverage/ retail offer. Alongside making suggestions for potential uses, people felt this would support placemaking and encourage footfall (31)
- The feeling that the proposals do not complement the town centre, but have no strong feelings on this (31)
- The need for the proposed transport connections to be improved (29)
- General negative comments with people stating that they do not like the proposals (23)
- Improving the architectural look and feel of the buildings (21)
- Statements that respondents had no further comments (21)
- The feeling that the proposals do not complement the town centre and this is a negative thing (17)
- The feeling improvements need to be made to the town centre (16)
- Concerns around the residential uses proposed including affordability and density. Respondents often cited a need for homes for younger and elderly people. (15)
- The need for the proposals to fit in with local character (13)
- Concerns around height and massing (12)
- The need for public realm improvements (11)
- The need for inclusion of more greenery (10)
- The need for greater parking provision (10)
- The feeling that the proposals do not complement the town centre but that this is a positive thing (9)
- General supportive and positive comments on the proposals i.e. 'good ideas' (7)
- The need for cultural uses (5)

4. What do you think about the approach to landscape design?

289 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- General supportive comments on the landscape design (70)
- The need to increase the amount of green space and planting (44)
- General standalone negative comments on the landscape design i.e. rubbish (44)
- The look and feel of the landscape design. Whilst some people were supportive others felt the proposals could go further (19)
- The need for more information to be able to comment (17)
- Generally neutral towards the landscape design (15)

- Concerns around height and massing (14)
- Supportive of the amount of green space and planting proposed (12)
- The need for leisure, food and beverage, and performance spaces (10)
- The need for more consideration of the climate/ coastal environment in the designs (9)
- The need for a balance of different types of green/ public spaces (8)
- How the landscaped spaces will be maintained (7)
- Concerns around density of the proposed buildings (6)
- The need for uses and amenities for children and young people (6)
- The need for improved transport connections (5)
- The need for outdoor amenities i.e. seating (5)

5. Do you agree with the more developed ideas for the outdoor public space?

- 346 people answered this question
- 73.3% of people are neutral, agree or strongly agree with the more developed ideas for the outdoor public space.

6. Do you have any comments on the more developed ideas for outdoor public space

208 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- The feeling that the green space could be improved. Most people commented on the need for the green spaces to feel 'natural' and 'wild' with more planting (32)
- General negative comments on the overall proposals for outdoor space i.e. 'leave it alone' (22)
- Concerns around other aspects of the development encroaching on the outdoor space (22)
- The need for sufficient sports and health facilities, with the majority of these making specific comments on the new pool (18)
- The need for open space to be social and interactive (17)
- The look and feel of the outdoor public space. Whilst some people were supportive others felt the proposals could be more exciting and 'fun' (14)
- The need to cater to young people/ teenagers (14)
- Statements that respondents had no further comments (13)
- The need for arts, cultural and entertainment venues i.e. galleries, live music, cinema (13)
- The need for improved connections and a pedestrian focus (9)
- The need for more information to be able to comment (9)
- Uncategorisable or non-applicable comments, including 'Keep La Fregate (Café)' and 'V&A waterfront Cape town should be studied' (9)
- Could the need to consider the climate/ coastal environment in (7)
- The need for more bars, restaurants, and cafes (6)
- The need for greater parking provision (6)
- The need for more open space to be included (6)
- Support for flexible spaces/uses (5)
- The need to maximise the value of the seafront/waterfront location (5)

7. Do you agree with the approach to improving connectivity?

- 346 people answered this question
- 79.8% of respondents are neutral, agree or strongly agree with the approach to improving connectivity.

8. Do you have any other comments on the approach to improve connectivity?

181 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- Emphasis on the importance of having sufficient pedestrian/ cycling routes and facilities, with most of these responses positive about the current offer whilst some calling for a new bridge or tunnel to avoid traffic on the Rue de Liberation (36)
- Statements that respondents had no further comments (23)
- There is too much traffic on the Rue de Liberation and the road will need to be sunk/ buried to achieve the kind of flow/ connectivity suggested in the proposals (20)
- Potential impacts on congestion and the need for a strong traffic management plan (15)
- The need for improved connections to surrounding areas i.e. town centre, waterfront (15)
- General negative comments on the overall proposals i.e. 'leave it as it is' (15)
- The need for more public transport options i.e. hopper busses, trams (13)
- Desire for a new pedestrian-only bridge (11)
- Uncategorisable or non-applicable comments, including 'limit immigration' and 'free Wi-Fi outdoors' (10)
- More concerned about other aspects of the development (9)
- The need for greater parking provision (4)
- The need for sustainable transport options (4)

9. Do you think we have got the mix of uses (housing, commercial and community) right?

- 343 people answered this question
- 56% of respondents are neutral, agree or strongly agree that the mix of uses is right.

10. Do you have any other comments on the mix of uses (housing, commercial, community)?

217 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- The need for vibrant entertainment and food and beverage spaces, especially along the waterfront (alfresco dining, bars, events spaces etc) (46)
- Concern around the number/ density of residential units (27)
- Statements that respondents had no further comments (23)
- Preferences on the type/ mix of accommodation i.e. affordable, social housing, buy to let, luxury etc (19)
- Concerns about height and massing (18)
- General standalone negative comments on the overall proposals, these people were generally against the principle of redevelopment (15)
- Concerns about the number/ type of commercial units, with the majority of these responses against office spaces (15)
- The need for a strong retail and commercial offer, with a focus on local shops and businesses (14)
- The need to prioritise green space (14)
- The need to prioritise community uses in general (13)
- Concerns around affordability of the new homes (13)
- Uses for children/young people (7)
- The need for public realm improvements (7)
- The architectural look and feel and the desire for a mix of different buildings with

different styles (6)

- The feeling that more information is required to be able to comment on the proposals (6)
- General positive comments on the mix of uses i.e. 'great' (6)
- The need to prioritise housing in general (5)

11. Do you think the approach to height is well thought through?

- 340 people answered this question
- 75.1% of respondents are neutral, agree or strongly agree that the approach to height is well thought through.

12. Do you have any comments on the approach to height?

206 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- Generally concerned that the buildings will be too tall (56)
- Generally in favour of taller buildings (26)
- Questions and suggestions around the design of the buildings i.e. number of stories, layout (20)
- Statements that respondents had no further comments (18)
- The feeling that the proposals are out of character with the local area (15)
- General negative comments on the overall proposals (15)
- The feeling the height of buildings should generally be lower at the waterfront (10)
- Concern the buildings will obstruct views from the waterfront (9)
- The need to prioritise green space (9)
- Concerns around daylight/sunlight and wind tunnels (8)
- Concerns around density/overcrowding (8)
- Uncategorisable or non-applicable comments, including 'will rooftops be accessible?' and 'needs a skatepark' (6)
- The feeling that more information is required to be able to comment on the proposals (6)

13. Do you think there is enough for young people within the proposals?

- 341 people answered this question
- 68% of respondents were neutral, agreed or strongly agreed that there was enough for young people within the proposals.

14. Do you have any other comments on the uses for young people within the proposals?

183 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- Statements that respondents had no further comments (25)
- The need for indoor leisure and entertainment facilities i.e. cinema, bowling alley (22)
- The need for interactive, social public spaces where young people feel safe and welcome (21)
- The need for housing/ affordable housing for young people (21)
- The need for outdoor leisure and entertainment facilities (20)
- Design a skatepark into the proposals to replace the old skatepark (14)
- Ensure there is a safe play area for children (11)

- The need for more information / direct consultation with young people (11)
- The need to consider a range of age groups (9)
- General negative comments on the overall proposals, against the principle of development (9)
- The feeling there are insufficient uses for young people in the proposals (8)
- The need for social and cultural infrastructure to boost nightlife and attract young people (bars, clubs, events spaces etc) (8)
- The need to consider a range of age groups within the category of 'young people' (8)
- The need for a youth and/or community centre (6)
- The feeling there are sufficient uses for young people within the proposals (6)
- Uncategorisable or non-applicable comments, including 'make it more European,' and 'noise reduction is important' (6)

15. Do you have any ideas for possible community and cultural uses to occupy the ground floors?

228 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- The need for bars, cafes, restaurants, clubs and alfresco dining options (37)
- A space for sports activities and leisure facilities, for example an activities centre, tennis courts, a climbing wall, gyms, martial arts, yoga etc (29).
- The need for arts, music and cultural venues such as galleries, outdoor theatre and music and performance spaces, craft centres and a cinema (64)
- Statements that respondents had no further comments (25)
- A space for pop-ups and markets i.e. food markets, craft fairs (22)
- The need for spaces for community events, including a community centre and a youth club (24)
- General negative comments, mostly against the principle of redevelopment (16)
- A strong retail offer including affordable shops, practical stores and tourist shops (15)
- Spaces for study/ teaching i.e. lectures, evening classes, maker spaces (11)
- The need for uses for young people i.e. play spaces, soft play an arcade etc (9)
- The need for community and cultural uses to be affordable for businesses (i.e. rents) as well as the users (8)
- The need for spaces for smaller, local businesses (7)
- Uncategorisable or non-applicable comments, including 'petting zoo' (6)
- The opportunity for spaces/ activities involving nature such as community gardening spaces, a nursery for plants, and a covered garden space (5)
- Spaces and uses that reflect local history (5)

16. What do you think the key priority is for the team as we progress to a more detailed design stage?

261 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- Limit the number of housing units and ensure they are affordable and well suited (34)
- A quality build and landscape design (longevity, appearance, sustainability etc) (32)
- Conserve green space and the natural environment (26)
- Regular consultations throughout the process (25)
- General negative comment towards the idea of development in the area (24)
- A range of social and leisure facilities i.e. cinema, pool, restaurants etc (20)
- Accommodating the local community and local businesses i.e. preserve existing

- amenities, introduce new community hubs etc (19)
- Creating a place that is specific to Jersey and helps build the area's identity (16)
- Reduce the height and massing of the development (15)
- A fast and cost-effective delivery of the project (13)
- The approach to reducing traffic and increasing cycling/ pedestrian access on/ across the Rue de Liberation (13)
- Ensuring a balance of residential, commercial and community uses (10)
- Establishing a connection with the town centre and waterfront (9)
- Uncategorisable or non-applicable comments, including 'think carefully' and 'consider Le Jardin de Meleches' (9)
- Ensure young people are catered for (8)
- Increase parking facilities (7)
- A new integrated bridge over the Rue de Liberation (4)
- Creating a place that attracts tourists to the island (4)

17. Do you have any other comments?

188 people answered this question. Key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

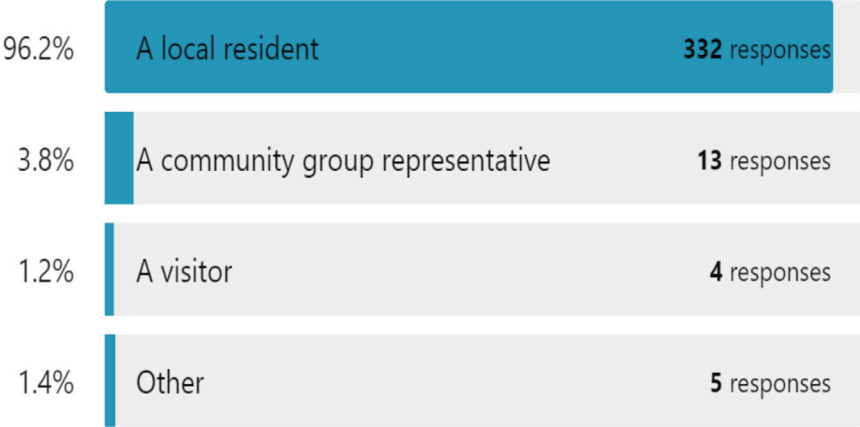
- Statements that respondents had no further comments (32)
- General negative standalone comments against the principle of redevelopment (26)
- The need for affordable housing (14)
- General standalone positive comments on the proposals like 'looks great' (14)
- The likely cost of the proposals and the need for efficient delivery (14)
- Transport and connectivity, including the need to focus on solving problems with the Rue de Liberation (congestion, new tunnel etc) as well as the need to consider public transport (12)
- The design often referencing use of materials or the need for bold and innovative ideas (10)
- The need for a regular, productive consultation with residents (10)
- The environment, mostly referencing the need to think about sustainability including green roofs and electric car charging points (7)
- Local character and heritage. Most responses referenced a need for the development to feel a part of the local area (7)
- The preference for a more traditional architectural style (7)
- The need to prioritise green space above all uses (7)
- Uncategorisable or non-applicable comments, including 'Make Fort regent into a university' (7)
- Taking inspiration from other waterfronts across the world (6)
- A desire to see sports facilities on site (5)
- The need for cultural spaces including galleries, performance venues, public art, and a cinema (5)
- Concerns around height and massing (4)

Continued

About You

Are you:

345 people answered this question



Which age range are you in?

345 people answered this question

