

JT/BL/P20-2935

14th June 2022

Development Management
 Dorset Council
 Country Hall
 Colliton Park
 Dorchester
 Dorset
 DT1 1XJ

FAO Mr Matthew Pochin-Hawkes

Dear Mr Pochin-Hawkes,

Town and Country Planning Act 1990 (as amended)
Land at Newton’s Road, Weymouth, Dorset, DT4 8UR
Submission of Revised Scheme
LPA Ref. P/OUT/2022/00852

Pegasus Group are instructed by Juno MMXX to submit an amended scheme in respect of the outline planning permission for Land at Newton’s Road, Weymouth, Dorset, DT4 8UR, submitted under planning application reference P/OUT/2022/00852.

The Applicant submitted an outline application in respect of Land at Newton’s Road, Weymouth in February 2022. Following the submission of the application, a number of consultation responses and comments have been received in respect of the proposals. The Applicant has taken the feedback into consideration and the proposed development has subsequently been subject to a number of amendments which has resulted in the reduction of the overall quantum and scale of development.

Accordingly, we request that the following accompanying documents and drawings which have been submitted to Dorset Council are made available as part of application ref. P/OUT/2022/00852:

Document Title	Author	Superseded Ref. (where applicable)	Updated Ref.
Documents			
Notice Certificate	Pegasus Group	N/A	Dated 14 th June 2022
Notice Letter to Council	Pegasus Group	N/A	Dated 14 th June 2022

21 Ganton Street, London, W1F 9BN
 T 020 3897 1110 E London@pegasusgroup.co.uk
 Offices throughout the UK and Ireland.

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 Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

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Care Home Needs Assessment	Pegasus Group	N/A	P20-2935 R002v2
Economic Benefits Statement	Pegasus Group	P20-2935 v3	P20-2935 v5
Employment Impact Note	Pegasus Group	N/A	P20-2935 N001 EC v3
Employment Benefits Infographic	Pegasus Group	N/A	P20-2935
Viability Report incl. Updated Appendix B and HCA Matrix*	Sturt & Company	Dated 6 th January 2022	Dated 8 th June 2022
Drawings			
<u>Plans for Approval:</u>			
Site Location Plan	ARC Architecture Ltd	964-100 Rev I	964-100 Rev J
Parameters Plan	ARC Architecture Ltd	9464-P1 Rev D	9464-P1 Rev G
<u>Plans for Indicative / Illustrative Purposes only:</u>			
Proposed Indicative Site Plan (Lower Half)	ARC Architecture Ltd	9464-101 Rev K	9464-101 Rev P
Proposed Indicative Site Plan (Upper Half)	ARC Architecture Ltd	9464-102 Rev G	9464-102 Rev K
Block 1 – Indicative Proposed Floor Plans – Sheet 1	ARC Architecture Ltd	9464-103 Rev D	9464-103 Rev H
Block 1 – Indicative Proposed Floor Plans – Sheet 2	ARC Architecture Ltd	9464-104 Rev C	9464-104 Rev E
Block 1 – Indicative Elevations	ARC Architecture Ltd	9464-105 Rev C	9464-105 Rev E
Block 2 – Proposed Indicative Floor Plans	ARC Architecture Ltd	9464-106 Rev C	9464-106 Rev G
Block 2 – Indicative Elevations	ARC Architecture Ltd	9464-107 Rev C	9464-107 Rev D
Town Houses – Indicative Proposed Floor Plans	ARC Architecture Ltd	9464-108 Rev C	9464-108 Rev D
Town Houses – Indicative Elevations	ARC Architecture Ltd	9464-109 Rev B	9464-109 Rev C
Office Building – Indicative Proposed Floor Plans	ARC Architecture Ltd	9464-110 Rev A	9464-110 Rev B
Office Building – Indicative Elevations	ARC Architecture Ltd	9464-111 Rev B	9464-111 Rev C

Care Home – Proposed Indicative Floor Plans	ARC Architecture Ltd	9464-112 Rev A	9464-112 Rev B
Care Home – Indicative Elevations	ARC Architecture Ltd	9464-113 Rev B	9464-113 Rev C
Indicative Sea Scene 1 and Proposed Visualisations	ARC Architecture Ltd	9464-114 Rev A	9464-114 Rev C
Indicative Sea Scene 2 and Proposed Visualisations	ARC Architecture Ltd	9464-115 Rev A	9464-115 Rev C
Proposed Roof Plan	ARC Architecture Ltd	9464-116 Rev A	9464-116 Rev B
Amenity Areas Plan	ARC Architecture	N/A	9464-P2 Rev B

*Note that the updated Viability Report should be read in conjunction with the previously submitted report and associated documents and Appendices (ref. dated 6th January 2022).

It should be noted that further documents will be submitted in due course, which take into account the revised scheme following consultation comments and responses. This will include an Environmental Statement Addendum which will be prepared to assess the changes and will be submitted in line with the requirements of Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). These documents will include:

- Environmental Statement Addendum to include the following updated topics:
- Socio Economics;
- Landscape and Visual Impact Assessment (LVIA);
- Flood Risk and Drainage;
- Transport (incl. swept path analysis); and
- Ecology;
- Jurassic Coast Assessment.

The submission of an Environmental Statement constitutes additional environmental information as defined by the EIA Regulations 2017 and therefore will need to be consulted upon in full accordance with the Regulations upon receipt.

Although outside of the Environmental Statement, the following documents will also be updated:

- Updated Design and Access Statement; and
- Landscape Design Strategy and associated Illustrative Landscaping Masterplan.



It should be noted that the remaining assessments not set out above will not be updated as they provide an overly robust assessment following the reduction in quantum of development for the proposed scheme.

Amendments to Proposed Development

The amendments to the scheme and application are summarised below.

Residential Use

The overall maximum height parameters for the proposed residential blocks, as set out within the Parameters Plan (ref. 9464-P1 Rev G), have been reduced. The residential blocks have generally all been reduced by one storey (i.e. from 7no. storeys to 6no. storeys). The highest residential storey, which is now only proposed as one part of a block towards the entrance of the site, is now proposed at 6no. storeys, a reduction from 7no. storeys.

The scheme has also been re-designed to reduce in height as it slopes away from the cliffs, to continue the natural gradient of the land. It should be noted that the previously proposed pinnacle building located adjacent to the Groyne has been reduced from 7no. storeys to 4no. storeys to allow for the residential development to facilitate the sloping gradient.

All of the proposed residential blocks will fall below the existing cliff line and will be of a lesser scale than the previously approved Care Home Village scheme (ref. WP/15/OO833/FUL, granted 1st August 2016). The outline of the top of the cliffs has been added to the Sea Scene Proposed Visualisation Drawings (ref. 9464-114 Rev C and 9464-115 Rev C) as well as the outline of the originally submitted proposals to demonstrate the reduction in height.

Employment Uses

The maximum height parameters of the proposed employment block, located within the south western part of the site has been reduced from 5no. storeys to 4no. storeys. The reduced scale has been designed to integrate the employment block into the surrounding proposed development, including the 3no. storey houses immediately adjacent.

Whilst it is acknowledged that the reduction in height of the employment block will reduce employment opportunities within the scheme, it is considered that the reduced height of the block is appropriate to reduce the scale of the proposals in response to comments made by Council Officers.

It is also proposed that the floorspace for the restaurant will be reduced from 358 sqm to 328 sqm as a result of internal layout alterations.

Further details of the economic benefits associated with the development are set out in the updated Economic Benefits Statement (ref. P20-2935 v5). In addition, an Employment Impact Note (ref. P20-2935 N001 EC v3) and associated Employment Infographic (ref. P20-2935) has been submitted which compares the proposed development to the previously approved Care



Home Village scheme (ref. WP/15/00833/FUL) and the estimated employment figures for the previous Qinetiq use. It should be noted that the buildings associated with the previous Qinetiq use have subsequently been demolished therefore there are currently no employment opportunities available at the site, with the site having remained vacant since the Qinetiq facility relocated within Dorset, with all employees being retained.

The Employment Impact Note concludes that approximately 207 new jobs will be created within Dorset during the construction phase, and 98 job opportunities during the operational phase as a result of the proposed development, which is an increase in estimated job opportunities when compared to the previously approved Care Home Village scheme, at 81no. jobs, and a similar level of employment to the Qinetiq use.

The proposed development is considered to be in keeping with Policy WEY9 of the adopted West Dorset, Weymouth & Portland (WDWP) Local Plan (2015) and the Draft Policy WEY10 of the emerging Local Plan on the basis that the proposals will result in sufficient employment opportunities, both during the construction phase and the operational phase of development. Further, draft Policy WEY10 of the emerging Local Plan supports redevelopment of the site with the latest draft wording of the Policy removing the requirement to provide sufficient employment uses to ensure there is no significant loss of potential jobs. The proposed development accords with the aspirations to provide a comprehensive mixed use redevelopment of the site, including the provision of community benefits.

Care Home Use

The number of proposed bed spaces within the care home has reduced from 65no. bed spaces to 60no. bed spaces. This is in response to further design development in respect of the indicative internal layout arrangement, which includes demonstration of the communal areas, as shown on the updated floor plans for the care home (ref. 9464-112 Rev B).

A Care Home Needs Assessment (ref. P20-2935 R002v2) has been submitted which assesses the need for the proposed care home within the area. The Assessment concludes that based on population data, there is already an existing un-met need for care home bedspaces within 5 and 10 miles of the site, which is projected to become more acute by 2031 as the number of people aged 65 and over in the area increases.

The proposed care home is therefore considered to be an appropriate use within the site and will contribute to the mixed use nature as well as providing employment opportunities within the local area. The proposals are therefore considered to be in accordance with Policy HOUS5 of the WDWP Local Plan with a proven need set out within the Care Home Needs Assessment.

Parking Provision

In response to the design alterations as well as the reduction in overall scale of the proposed development, the number of proposed car parking spaces has been reduced from 257no. spaces to 239no. spaces, representing a reduction of 18no. spaces. The reduction in car parking spaces has been carefully considered to ensure that the proposed uses within the site are served



sufficiently whilst reflecting the reduction in overall scale of the development. Further details of the car parking provision and traffic impacts will be set out within the updated Transport Assessment which will form part of the ES Addendum, to be submitted in due course.

Speed control measures are also proposed every 60m within the internal site roads to control the speed of traffic, as well as dashed lines to be included for legibility of priority.

Amendments to Public Walkway / Amenity Space

The proposed alterations to the scheme includes the extension of the public walkway which will create public access through the site. The indicative pedestrian walkway will lead from the entrance at Newton's Road along the seafront on the eastern boundary, through to the southern boundary, to link through between the proposed town houses and residential blocks in the south western part of the site, back towards Newton's Road. This will create a circular loop within the site. The extension to the public pedestrian walkway has been proposed to expand upon the public benefits provided by the site, through facilitating public access to the unique views along the eastern and southern boundaries.

The indicative pedestrian pathway has been routed through the residential areas and has not been continued along the frontage of the town houses / office and commercial block. This is to ensure privacy for the town houses and to reduce conflict between pedestrians and the commercial use.

Areas of amenity with public seating have also been proposed throughout the site, which have been designed to enhance the experience of visitors to the site. These will be enhanced with soft landscaping and will provide focal points within the scheme. This includes the area at the entrance to the site to provide a sense of arrival and gateway into the development.

An Amenity Areas Plan (ref. 9464-P2 Rev B) has been submitted which sets out the public amenity areas, as well as the amenity areas associated with the different uses proposed. The provision of amenity areas is considered acceptable and accords with the requirements of Policy HOUS4 and HOUS5 of the WDWP Local Plan.

Pedestrian / Cycle Access

The entrance to the site has been included within the site ownership boundary, as illustrated by the red line boundary on the Site Location Plan (ref. 9464-100 Rev J) and the Parameters Plan (ref. 9464-P1 Rev G). This includes the existing retaining wall as shown in Figure 1 below:



Figure 1 – Photo of entrance into site with existing retaining wall

The proposed works to the retaining wall include the partial removal to ensure the proposed pedestrian and cycle route can dovetail into the existing public route at the site's entrance.

Viability Report

The viability assessment which accompanied the originally submitted scheme has been updated to take into account the amendments to the proposed development (ref. 8th June 202) which considers the costs associated with the development of the proposals.

The updated report should be read in conjunction with the previously submitted report, including the associated documents and Appendices. For completeness this includes:

- EVA Report dated 6th January 2022.
- EVA Summary Spreadsheet dated 5th May 2022.
- EVA Report Appendices A – G (although note that Appendix B (HCA Compatible Model) has been updated.

Description of Development

The description of development has been updated to reflect the amendments to the scheme. The original description of development was as follows:



“Outline Application for mixed use development comprising up to 189 dwellings (Use Class C3) and 65 bed care home (Use Class C2), with up to 340 sqm associated leisure floorspace comprising gym, swimming pool / spa (Sui Generis); up to 1,509 sqm office /light industrial floorspace (Use Class E(g)); up to 358 sqm restaurant floorspace (Class E(b)); with associated car parking, public open space, public realm, cliff stabilisation & sea defence works, with vehicular and pedestrian access from Newton’s Road & associated infrastructure – some matters reserved (appearance & landscaping).”

The following updated description of development is proposed as part of this submission, which reflects the amended proposals (amendments underlined) as set out below:

“Outline Application for mixed use development comprising up to 141 dwellings (Use Class C3) and 60 bed care home (Use Class C2), with up to 340 sqm associated leisure floorspace comprising gym, swimming pool / spa (Sui Generis); up to 1,185.5 sqm office /light industrial floorspace (Use Class E(g)); up to 328 sqm restaurant floorspace (Class E(b)); with associated car parking, public open space, public realm, cliff stabilisation & sea defence works, with vehicular and pedestrian access from Newton’s Road & associated infrastructure – some matters reserved (appearance & landscaping).”

Extent of Site Ownership Boundary

The site ownership boundary, illustrated through the red line boundary on the Site Location Plan (ref. 9464-100 Rev J) has been amended to include the entirety of the turning point into the site and adjacent retaining wall. The amendment to the site ownership boundary is as a result of a discrepancy between mapping systems and to ensure that the works to the retaining wall are wholly within the red line boundary.

Due to the alterations to the site boundary, we are serving formal notice on Dorset Council under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). A copy of the letter and Certificate B has been included within this submission. For completeness, notice has also been sent with the updated description of development to all relevant parties under Certificate B.

Conclusion

The proposed development will provide a high-quality residential-led mixed use development with associated car parking, public open space, public realm, and cliff stabilisation and sea defence works. The amendments to the originally proposed scheme have been discussed with the Council and have been designed to respond to feedback and consultation responses received.

The proposals have been considered against the adopted Development Plan which predominantly comprise the West Dorset, Weymouth, and Portland Local Plan (October 2015), and relevant material considerations which include the National Planning Policy Framework and emerging Dorset Council Local Plan. The proposed development represents a sustainable development in



accordance with the NPPF and will deliver a comprehensive redevelopment of a currently vacant and under utilised previously developed brownfield site. In addition, the development will provide:

- Redevelopment of a previously developed brownfield site which is currently vacant.
- Provision of approximately 207 job opportunities during the construction phase and 98 job opportunities during the operational phase.
- Provision of up to 141 residential dwellings which will contribute to Dorset Council's identified housing need.
- Provision of public access through the site and increased opportunities for enhanced enjoyment and views of the waterfront, Portland and surrounding heritage assets including a closer appreciation of the Listed breakwater.
- Provision of cycle path and pedestrian walkways through the site with convenient access to public transport services.
- Provision of social opportunities for people to interact through the use of appropriate landscaping and utilisation of commercial and complementary uses within the site.
- Community benefits through the provision of public toilet and changing facility and potential access directly into the water adjacent to the entrance to the site.
- Provision of biodiversity net gain through a comprehensive landscaping Strategy.

The proposed mixed use development will provide a sustainable development for an under utilised brownfield site and will bring the vacant site back into use. The proposed redevelopment accords with the key overarching strategic aim for the area as set out within the Development Plan and therefore the principle of proposed development has been established. The proposed development seeks to provide a high quality and comprehensive redevelopment of the site and is considered to be acceptable with respect to the benefits provided as a result of the scheme when taken in the context of national and local planning policy.

I trust that the above and enclosed is sufficient to provide an overview of the amended proposals for the residential-led mixed use scheme for Land at Newton's Cove, Weymouth, DT4 9UR. As set out within this letter, a subsequent submission which will comprise an Environmental Statement Addendum will be submitted to the Council in due course and a re-consultation undertaken.

The Applicant intends to continue working proactively with the Council and local community to create a high-quality destination which makes use of the currently underutilised site.

If you require any further information, please do not hesitate to contact me on the details below, or my colleague, Jim Tarzey (Jim.Tarzey@pegasusgroup.co.uk).

Yours sincerely,

Beth Lambourne

Senior Planner

Beth.Lambourne@pegasusgroup.co.uk

Enc.