

CURTIS FIELDS



WELCOME TO A PRE-APPLICATION PUBLIC CONSULTATION FOR THE CURTIS FIELDS SITE IN WEYMOUTH.

THE PURPOSE OF THIS EVENT IS TO PROVIDE INFORMATION TO LOCAL RESIDENTS AND OTHER INTERESTED PARTIES ABOUT BETTERMENT PROPERTIES (WEYMOUTH) LIMITED'S IDEAS TO DEVELOP A SCHEME AT CURTIS FIELDS.

THIS EXHIBITION IS DESIGNED TO GIVE LOCAL PEOPLE THE OPPORTUNITY TO GIVE THEIR VIEWS AND MAKE SUGGESTIONS TO REFINE AND DEVELOP THE PROPOSALS.

WHAT ARE THE PROPOSALS?

A mixed use development of predominately residential properties on land between Chickerell Road and Lanehouse Rocks Road known locally as Curtis Fields.

WHY IS THE SITE BEING CONSIDERED FOR DEVELOPMENT?

The site has been identified by West Dorset and Weymouth & Portland Councils as a potential site for residential development within the Draft Local Plan.



1. WHY CURTIS FIELDS?

TO CONCENTRATE MOST DEVELOPMENT IN LOCATIONS WHERE HOMES, JOBS AND FACILITIES WILL BE EASILY ACCESSIBLE TO EACH OTHER AND TRANSPORT CHOICES

Curtis Fields is the closest available infill site to the town centre providing;

- access to public transport (rail & bus)
- access to employment opportunities
- access to leisure and retail facilities in the town centre
- social & cultural facilities

Curtis Fields is within an area which can offer;

- existing and expanding employment opportunities at Granby, Link Park & Lynch Lane
- access to community facilities - there are 6 schools, 4 churches, 3 pubs and a range of services such as fire and health within a mile of the site
- direct access to the bus network from Chickerell Road

Curtis Fields will secure long term provision of;

- a large area of recreational open space
- affordable family housing
- additional public rights of way to facilitate walking and cycling through the area
- enhanced landscaping and wildlife habitat
- flood prevention measures

2. COMPLETE SITE

The development of the Curtis Fields site is proposed as a phased programme which would happen incrementally over a 15 year period, and would be designed to take a comprehensive and sustainable approach to ensure that the maximum benefit for both new and existing residents is achieved through environmental and social benefits.

MIXED USE FRONTAGE WITH CHICKERELL ROAD PROVIDING ADDITIONAL FACILITIES

LINKS TO AND ENHANCEMENT OF EXISTING RECREATIONAL FACILITIES

COMBINED FLOOD MANAGEMENT AND OPEN SPACE DESIGN IMPROVING FLOOD CAPACITY FOR THE WHOLE OF THE SURROUNDING AREA

OPPORTUNITIES TO EXTEND AND IMPROVE EXISTING ALLOMENT FACILITIES

CONNECTIONS FROM LANEHOUSE ROCKS ROAD



PUBLIC SPACES & ROUTES PROVIDING SAFE & ATTRACTIVE ALTERNATIVE ROUTES FOR PEDESTRIANS & CYCLISTS

NEW & IMPROVED ACCESS FOR THE PRIMARY SCHOOL AND REDUCED TRAFFIC IMPACT ON EXISTING PROPERTIES

ACTIVITY SPACES LINKING NEW DEVELOPMENT WITH LARGE SCALE RECREATION SPACE

LARGE SCALE RECREATION AREAS WITH MANAGEMENT PLAN AND PERMANENT ACCESS RIGHTS FOR THE PUBLIC

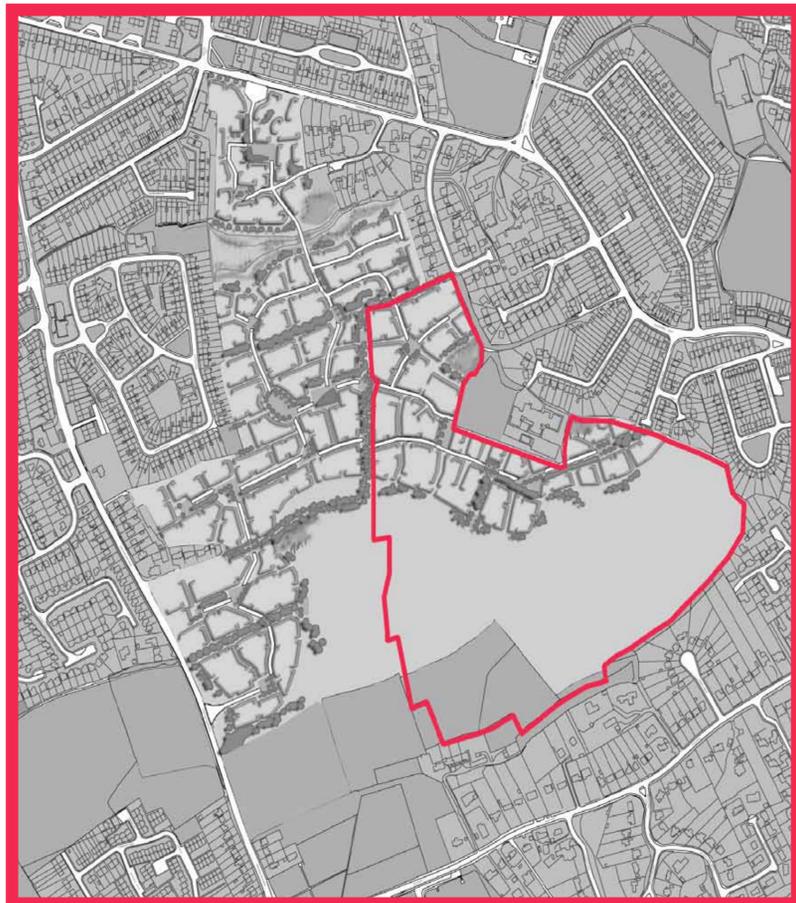
3. TOWN GREEN

We are aware that many local residents would like clarification on the current position regarding a recent application to register part of the Curtis Fields site as a Town Green.

The current position is that this application was refused at appeal in February 2012.

It is the position of Betterment Properties that whilst they support the provision of large scale, long term recreation facilities on the site they feel that their proposal for the provision of formal public open space, which would be registered and managed as such would be a better long term solution which promoted integration with future development and maximised the benefits for new and existing residents.

Town Green Registration Proposal



Curtis Fields Public Open Space Proposal



A Town Green Registration **would NOT**;

- give public rights, only rights to 'the inhabitants of the locality' for purposes of a similar nature to those proven
- prevent other lawful uses of the land for farming
- require management of the land
- preserve or enhance the site of nature conservation interest (SNCI) within the site

A Town Green Registration **would**;

- prevent all forms of built development including that which supports recreation and management

For this reason the Curtis Fields development proposals suggest the inclusion of a public open space, which can be;

- actively managed,
- includes the entire SNCI to ensure its protection, and
- developed with appropriate built structures ancillary to recreation & management facilities in the future.

4. WHAT IS THE HOUSING NEED IN WEYMOUTH?

FORECASTS OF HOUSING NEED

There were 4,600 people on the housing register in Weymouth & Portland in 2011.

212 dwellings need to be built every year to meet local housing needs for those who cannot afford to rent or purchase a home on the open market.

PLAN PROVISION FOR ALL TYPES OF HOME

The Local Plan proposes a total of 160 dwellings (open market & affordable) per annum over the 20 year plan period. This does not take into account migration or second homes.

The Draft Review of the Regional Spatial Strategy forecasts that Weymouth & Portland requires 280 new dwellings (open market & affordable) per annum to meet requirements.

CURRENT PLANNING CONSENTS AND SHORTFALL

In November 2011, 1,130 dwellings had planning permission.

This means that a minimum of 2,070 additional dwellings are required to fulfil requirements on land which does not yet have planning permission.

5. LANDSCAPE

The existing and potential landscape quality of the area should be critical to the design of any development. The illustrative scheme focuses on retaining and improving existing green routes, developing landscaped drainage structures and creating significant areas of public open space.



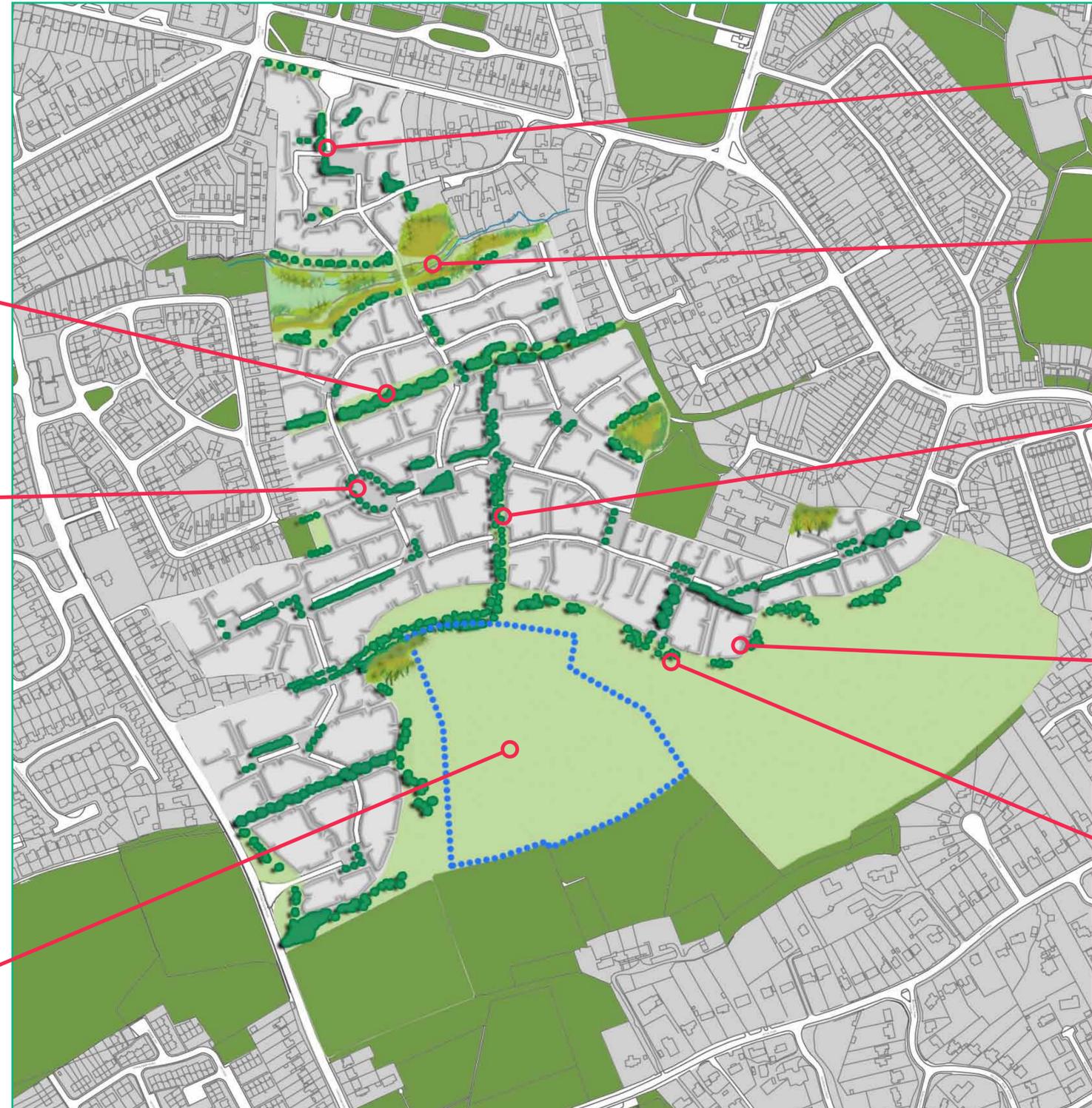
REPLACING TREES RAVAGED BY DUTCH ELM DISEASE



INDIVIDUALLY DESIGNED SMALLER SCALE SPACES



INTEGRATION OF THE SITE OF NATURE CONSERVATION INTEREST



LANDSCAPING IN THE STREETScape

INTEGRATED LANDSCAPE & DRAINAGE DESIGN

RETENTION OF COCKLES LANE AND ASSOCIATED PLANTING PLUS IMPROVEMENTS

NEW HOMES CONNECTING WITH NEW PUBLIC OPEN SPACE

ADDITIONAL TREE & SHRUB PLANTING TO ENCOURAGE WILDLIFE

6. TRANSPORT & CONNECTIONS

The focus of the transport strategy is to promote access to a range of transport options, including public transport, and promoting integration for pedestrians and cyclists through the site for new and existing residents.



LOWER CAR SPEEDS WITH FOCUS ON 'HOME ZONE' TYPE DEVELOPMENT



SUFFICIENT RANGE AND VOLUME OF CAR PARKING TO ENSURE NO NEGATIVE IMPACT TO EXISTING RESIDENTS

PARKING PROVISION FOR VISITORS USING THE PUBLIC OPEN SPACE



LAYOUT TO DISCOURAGE THROUGH TRAFFIC

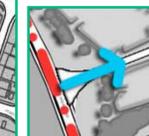
NEW CONNECTION TO LANEHOUSE ROCKS ROAD



POTENTIAL TO EXTEND CYCLE ROUTE FROM THE TOWN CENTRE

INTEGRATION OF COCKLES LANE INTO THE NETWORK

PEDESTRIAN CONNECTIONS



VEHICULAR ACCESS



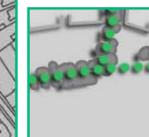
PRIMARY ROUTE



EXTENDED CYCLE ROUTE



PEDESTRIAN & CYCLE ACCESS POINT



PEDESTRIAN & CYCLE GREEN ROUTES



NEW VEHICULAR ACCESS TO PRIMARY SCHOOL

7. PHASE ONE

In order to demonstrate the type of development envisaged for Curtis Fields, and indicative detailed design has been developed for part of the Phase One area, with suggested development form and land uses.



8. DEVELOPMENT DETAIL



Affordable Housing: The site would be required to include affordable housing, with approximately 35% of the total number of units being built for a registered social landlord (RSL) or other suitable body. The type of homes built would focus on the needs of the local population and include both flats suitable for young people and the elderly, and houses for a range of family groups.



Public Spaces: The site contains a range of public spaces from large landscaped areas, to smaller spaces and courtyards within the streets, ensuring that there will be space for a range of activities within the site.



Streetscape Design: The site would focus on creating streets which are designed around pedestrians and community interaction, not car movement.

CURTIS FIELDS

9. DEVELOPMENT DETAIL



The Green Street: Integration of drainage features into the streetscape would create a sustainable and visually attractive streetscape environment which would encourage wildlife and be unique within Weymouth.



Mixed Use Development: The scheme could include a local shopping and commercial premises to provide local services. These would be located on the Chickerell Road frontage in order to ensure viability from passing trade and ensure vehicular movements in the site are kept to a minimum.



GIVE YOUR COMMENTS

WE WOULD BE GRATEFUL IF YOU COULD TAKE THE TIME TO GIVE US YOUR FEEDBACK ON THE PROPOSALS

YOU CAN:

- 1. COMPLETE A QUESTIONNAIRE AT THE EVENT TODAY**
- 2. TAKE THE QUESTIONNAIRE AWAY, COMPLETE IT AND RETURN IT TO US BY THE 1ST JULY 2012**

ALL OF YOUR COMMENTS AND SUGGESTIONS WILL BE USED TO ASSIST THE DESIGN TEAM IN REFINING AND DEVELOPING THE PROPOSALS TO ENSURE THAT THEY MEET THE NEEDS OF THE WHOLE COMMUNITY



**DEVELOPER:
BETTERMENT PROPERTIES
(WEYMOUTH) LIMITED**



**ARCHITECT:
WESTERN DESIGN ARCHITECTS**



**PLANNING CONSULTANT:
SIBBETT GREGORY**

