

North Quay and Weymouth Bowl Development Proposals **Engagement Response Report**

Produced by Consultation and Engagement
for Dorset Council

March 2021

North Quay and Weymouth Bowl Sites - Development Proposals

Engagement Response Report

<p>What was the engagement about?</p>	<p>Dorset Council has shared proposals for new buildings on the site of the former Weymouth & Portland Borough Council office at North Quay and the former MFA Bowl site in Weymouth. The Council invited local residents and businesses to give their views on these proposals ahead of submitting a joint application for the two sites for planning approval in April/May of this year.</p>
<p>What did we need to find out</p>	<p>The aim of the engagement was to gather views from local residents, businesses and communities on the proposed developments. Before taking part in the survey, respondents were invited to read a document on the proposed developments, including artists' impressions, and to watch a short online presentation outlining the proposals.</p> <p>Respondents were asked both what they liked and did not think was good about the proposals for each site. They were also asked for any suggestions for use of the non-residential units. All questions allowed for free-text responses so respondents could raise any issues or concerns that had not yet been identified. These will then be considered as part of the planning application.</p>
<p>Over what period did the engagement run?</p>	<p>The engagement period ran from 26th January 2021 to midnight on the 28th February 2021. One response was received after this date (1st March 2021) and has been included.</p>
<p>What engagement methods were used?</p>	<p>The engagement consisted of an online survey. The survey was composed of seven free text questions inviting comment on the proposals for the two sites, asking for suggestions for use of the non-residential units and for any further comment. Respondents could also submit general responses via letter or email – one was received.</p> <p>Comments have also been gathered and reviewed from social media and the Dorset Echo website.</p> <p>The survey was promoted through the usual Council communications channels and in local media.</p>
<p>How many responses were received overall?</p>	<p>342 responses were received overall, 341 via the online survey and 1 via a separate submission. 85% were from individuals (plus 5% visitors) and 10% from businesses, other organisations (or other). The responses of groups such as businesses, organisations and respondents who are disabled have been considered throughout.</p>
<p>How representative is the response to the wider population?</p>	<p>The response size is fair for a council engagement of this type. As this was an open survey it is not possible to define a statistically valid sample size. The response was reasonably representative of the Dorset population in terms of age, gender and ethnicity. Responses from disabled people were above average at 9.2% of responses compared to a Dorset figure of 5% based on those claiming either Disability Living Allowance, Personal Independence Payments or Attendance Allowance.</p>

Where will the results be published?	A summary of the results will be made available on the Dorset Council webpage: www.dorsetcouncil.gov.uk/business-consumers-licences/economic-development/north-quay-and-former-weymouth-bowl-site-proposals.aspx
How will the results be used?	The Council is proposing to submit a joint application for the two sites for planning approval in April/May this year. The application will have regard to the feedback received from this engagement survey.
Who has produced this report?	Community and Engagement Project Officer, Dorset Council, February 2021

Executive Summary

Background: Dorset Council has shared proposals for new buildings on the site of the former Weymouth & Portland Borough Council office at North Quay and the former MFA Bowl site in Weymouth. Local residents and businesses were invited to give their views on these proposals before the submission of a planning application in April or May of this year.

Respondents: There were 341 responses via the online survey and one separate submission. 85% were from individuals (plus 5% visitors) and 10% from businesses, other organisations (or other). The response was reasonably representative of the Dorset population in terms of age, gender and ethnicity. Responses from disabled people were above average at 9.2%. Respondents were asked what they liked and did not like about the proposals and what suggestions they had for use of the non-residential units on each site. Comments on social media and the Dorset Echo website were also reviewed.

North Quay site: Overall, the North Quay site proposal was popular; overwhelmingly respondents commented that the design was sympathetic to Weymouth's heritage and the old High Street and they liked the aesthetic. The development would make a key and important area of the town more appealing and attractive to people.

Residential use was popular, but there was concern about the units being used as second homes, holiday lets or retirement homes. A significant concern was the loss of parking space and that it would be insufficient for residents and for visitors using local amenities. There was an indication of support for re-routing the road to pedestrianise the harbourside both from the survey and social media comments.

Suggestions for use of the non-residential units included refreshment facilities – generally linked to it being an attractive harbourside area. A cultural offer was heavily supported, especially for a museum or historical centre, but also for use by the arts community. There was an appetite for retail use if it was a high quality, unique offer, and for use by the community and community projects was also popular.

Weymouth Bowl site: There was also generally good support for the Weymouth Bowl site proposal. Respondents felt that it was a good use of a redundant site that needs regenerating and it would be a visual improvement, bringing more life to the area. Although the design was not as favoured as that of North Quay, the presence of residential units in the town centre itself was popular as was the prospect of this housing being affordable. Parking issues were again identified as a problem. There was a strong sense that this area was important for leisure and community use and respondents highlighted the importance of creating more activities for people.

This latter view was also reflected in the responses to use of the non-residential units which supported retail or commercial use – again offering something perhaps independent - but also suggested a preference for a leisure or community focus, especially for young people, families and visitors. There was also a suggestion of use by small start-up businesses or office/workspace.

Social media: The council social media pages and the Dorset Echo online comments were reviewed. The review revealed similar views to the main survey; discussions focused on

positive comments about the plan, but highlighted concerns about parking and affordable homes. Some commented that it was an old plan and there was some scepticism about its eventual completion. There was also comment about the need for more activities in the town.

Specific groups: Individual responses from businesses, organisations, those who marked themselves as 'other' and respondents who are disabled are also considered in this report. They broadly follow the overall responses with regard to strengths and weaknesses of the proposals, with individual concerns such as the height of the developments (local businesses) and the impact of the reduction in parking (e.g. on marina or church users) which are highlighted in this report.

There has been some publicity and interest in conducting an archaeological dig on the North Quay site prior to redevelopment work; 27 respondents mentioned archaeology, an excavation or a dig on site.

Any other comments: The most common comment was positive about the proposals and the need to progress them. Issues that become more prominent in this part of the report were that of looking at the developments as part of a wider strategy for the town (regeneration of sites, local economy and jobs) and concerns around the construction itself.

Overall, there is generally support for both proposals and respondents feel the developments will contribute strongly to regeneration of these areas in Weymouth. Each has their own respective issues that respondents would like to see developed, however there are similar concerns across both sites, mostly relating to parking and the nature of the residential units (e.g. second homes and affordability).

Background

The engagement survey outlined the following: Dorset Council has shared proposals for new buildings on the site of the former Weymouth & Portland Borough Council office at North Quay and the former MFA Bowl site in Weymouth. The council is inviting local residents and businesses to give their views on these proposals.

The proposal for the North Quay site is based on designs by Pentreath architects, originally produced several years ago. The proposal would involve demolishing the existing North Quay building, and rebuilding on site to reinstate the old High Street. The new buildings could provide 72 housing units and 2 ground floor non-residential units, plus parking, and would be in keeping with the historical character of the area. All rebuilding would be done to very high environmental standards, in order to minimise carbon impacts.

The former Weymouth Bowl site is located on St. Nicholas Street on the other side of the harbour. Dorset Council owns the freehold of the site and has acquired an option to purchase the long leasehold interest of part of the site from the existing tenant. The council proposes demolition of the current building, replacing it with new housing (potentially 59 flats of varying sizes). There could also be four non-residential ground floor units which could be used for commercial, community or leisure purposes.

Please take a look at more information on the proposed developments, including artists' impressions. Local residents, businesses and communities can watch a short online presentation outlining the proposals.

We believe the benefits of the proposed schemes are as follow:

- Provides an appropriate and aesthetically pleasing proposal for use of both the North Quay site and the Weymouth Bowl site, in keeping with the character of each area
- Delivers new housing, including affordable housing
- Addresses environmental concerns
- Offers community space
- Provides sufficient parking on site
- Contributes to the wider regeneration of Weymouth

We are proposing to submit a joint application for the 2 sites for planning approval in April/May this year. Local residents and businesses have until midnight 28 February 2021 to share their views and questions on the proposals.

The Engagement

The engagement period ran from 26 January 2021 to midnight on 28 February 2021.

Analysis and Methodology

Each question was considered on an individual basis. For each open question the text comments have been studied and "coded" depending on what issues were raised. The coded comments are then reported on based on the amount of times those individual issues have been raised. Comments made by individual businesses, organisations and those who reported being disabled were also looked at and reported on. It would be

beneficial to explore in more detail the responses of individual businesses and organisations who may be directly affected by the proposals.

Social media responses and comments made on articles that featured in the Dorset Echo were also reviewed and are commented on in this report.

Response method

Overall, 341 responses were received electronically via the online survey. One was received as a separate submission via electronic letter.

Respondents

	% of all respondents	Number
An individual	90.3%	308
A representative of a business/organisation/community group	5.3%	18
Other	4.4%	15

90% of respondents in were responding as individuals (308), 17 of whom identified as visitors. (5%) Other responses came on behalf of organisations, community groups or businesses (5%). Comments relating to these groups, as well as those who responded that they are disabled, will be included throughout the report.

The businesses responding identified themselves as:

Business Name	Type
Marina Vista	Hospitality
Ebike Café	Retail
Ebike Café @ Deheers	Retail
Roger Dalton Associates Ltd	Harbour Business
Avoca Property Group Ltd and Fisher & Associates Ltd	Other (offers an alternative proposal for the site)
ITSA Group Ltd	Other

The local council/organisation/community groups responding online were:

Organisation Name	Official response
EDP	No
“Dig the Street”	Yes
Dorset/Weymouth Council representative	No
Weymouth Museum	No
Weymouth Museum Trust	Yes
Friends of Weymouth Museum	No
MV Freedom	No
Friends of MV Freedom	Yes
Holy Trinity Church	No
Holy Trinity Church member	No
ARTWEY CIC	Yes
Not specified	No

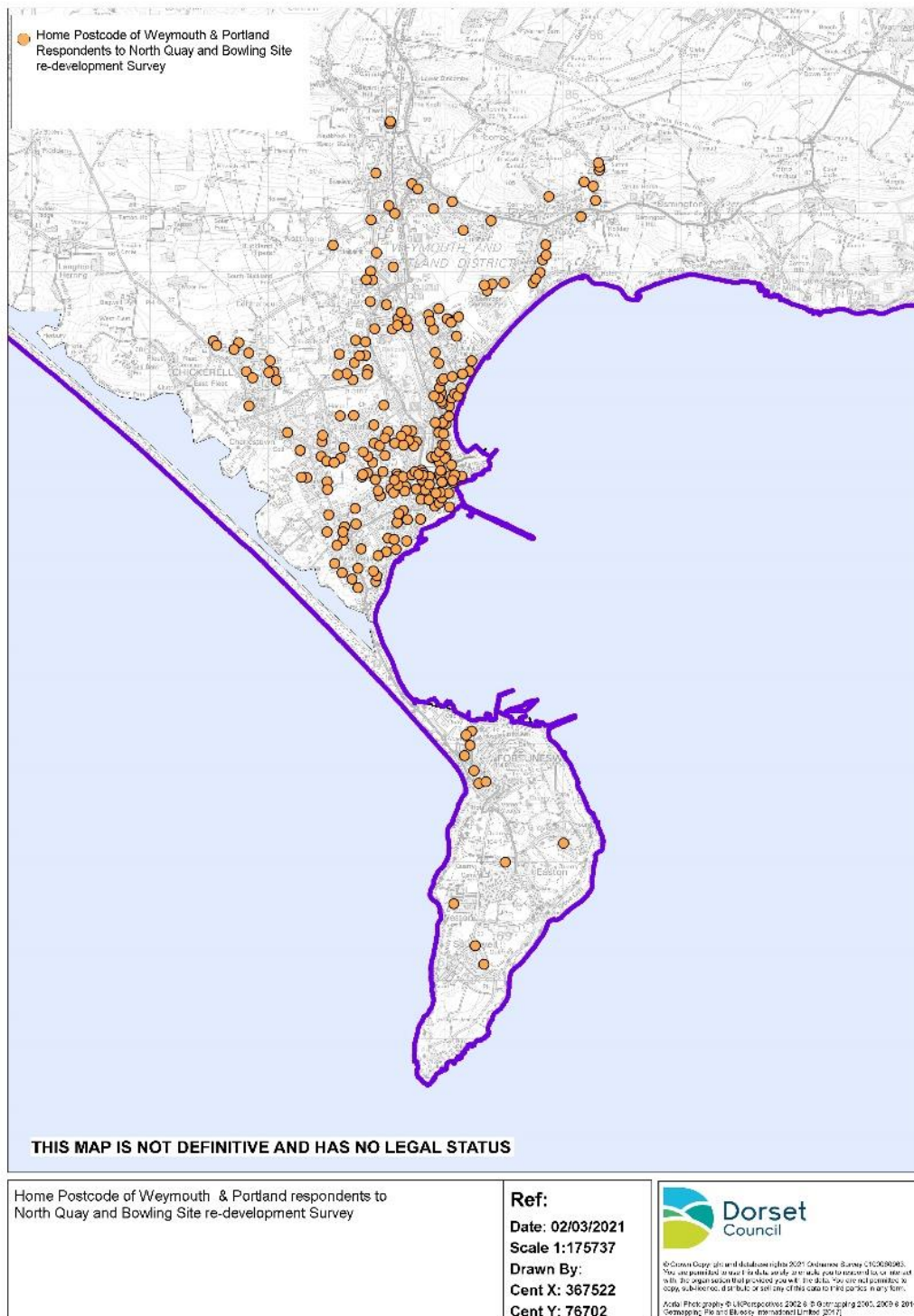
Weymouth Civic Society submitted an official response via letter – their response has been incorporated.

Those identifying as ‘other’:

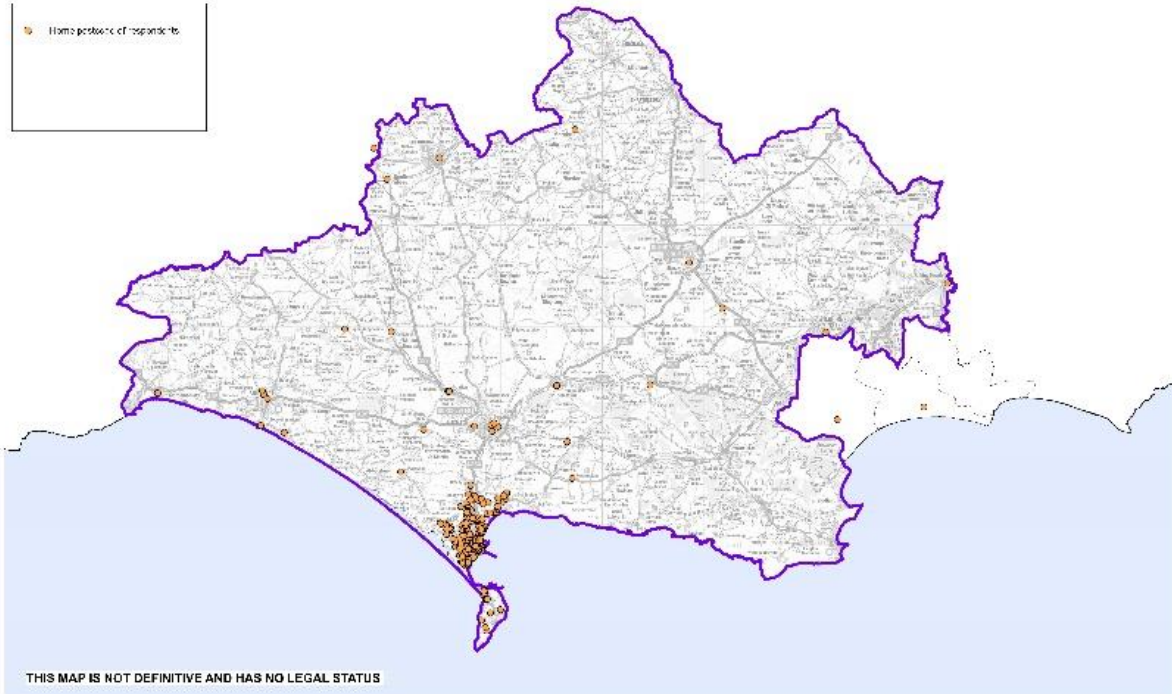
Other	Number
Councillor	3
Councillor and business owner	1
Past resident – family still local to area	3
Past resident still living in Dorset	1
Dorset Council employee (past resident now BCP)	1
Former Area Supervisor/Centre Manager for Weymouth Bowl	1
Vicar of Holy Trinity Church	1
Owner of a mooring by North Quay	1
Not specified	3

Map of responses to the engagement

Postcodes were supplied by 341 respondents with nearly all living in the Dorset Council area. The map shows the distribution of overall responses to the engagement demonstrating a high concentration of engagement from those in the Weymouth, especially around centre of the town and the harbourside. 17 respondents considered themselves visitors, 12 responses had non-Dorset Council area postcodes.



Map showing the distribution of respondents across the Dorset area



Location of respondents to North Quay and Weymouth Bowing Site re-development proposal Survey

Ref:
Date: 02/03/2021
Scale 1:661636
Drawn By:
Cart X: 377151
Cart Y: 99783



The North Quay site

The proposal for the North Quay site is based on designs by Pentreath architects, originally produced several years ago. The proposal would involve demolishing the existing North Quay building, and rebuilding on site to reinstate the old High Street. The new buildings could provide 72 housing units and 2 ground floor non-residential units, plus parking, and would be in keeping with the historical character of the area. All rebuilding would be done to very high environmental standards, in order to minimise carbon impact.

Q What do you like about the proposals for the North Quay site?

There were 330 responses to this question. Overwhelmingly, a key factor for respondents was that the design of the site is sympathetic to the area and a nod to Weymouth's historical heritage and old High Street, and it is also aesthetically pleasing. The development would make a key and important area of the town more appealing and attractive to people. The inclusion of residential units was also popular; there was some concern of the units being purchased for second homes and that they would not be affordable to residents, however others countered that it was important to maximise income.

Some respondents highlighted that they liked that the development was environmentally friendly, while others commented positively on the landscaping and pedestrian areas of the site.

Comment	Mentions
Design is sympathetic to area/old high street	152
Residential units (note concern about 2nd homes, 10, affordability, 14 - but good to maximise profit/income 10)	74
Aesthetically pleasing, attractive development	56
Demolition/action on the old building	45
Makes the area appealing/attract people/prime location	45
Like the plan, elements of, appropriate use	40
Suggestions for use of non-residential units (Museum, 11)	29
Do not like the plan or just mentioned something they did not like (e.g. like current building, residential, aesthetic, parking, piecemeal etc.)	22
Environmentally/eco friendly development	19
Pedestrian areas (inc possible routing of road at back, 8)	18
Happy that something is being done	15
Landscaping/furnishings	14
Good there is parking/essential - some concern though	13
Like the idea of mixed use, non-residential space	11
Other comment (or single comment)	9
Request for an archaeological excavation/site preservation	9
High quality design/right architect, developer	7
Suggestions (e.g. use of residential, appearance, routing)	6
That the two sites are linked	3
Have not reviewed it/cannot access presentation	2
Adapted for disabled/disabled access?	2

Example comments reflecting what respondents like about the North Quay proposal

“I think that the for the redevelopment of the North Quay is first class and will finally remove the eyesore that is the old council building and replace it with a style of architecture that is more in keeping with the historical character of the area.”

“The style and mixed use of the site to bring more activity and life back to that part of the harbourside is good.”

Q What do you think is not so good about the proposals for the North Quay site?

There were 287 responses to this question; at least 49 respondents said they had no further comment. The biggest concern related to parking, whether there was sufficient for residents and especially the public, and also the impact of the loss of the current public parking space for those using the amenities in the area e.g. the harbour, church and shops. There were also concerns about the residential homes potentially becoming second homes or holiday lets and that they would not be affordable for local residents. Respondents also highlighted the possibility of creating more of a pedestrianised area by re-routing the main road; some already highlighted access and traffic issues (16). Others were concerned that the design was too overbearing in parts and too high for properties behind the site.

Comment	Mention
Parking-related concern - especially sufficiency for both residents and the public (esp. harbour, church, shop users) and loss of current public parking space (Sufficient public transport? 3)	80
No further comment	49
Residential units - concern 2nd home/holiday lets/retirement (29) and not affordable to locals/should be some affordable (20)	49
Pedestrianisation - more of the area (esp. re-route road, 27)	33
Design - e.g. too dominating/height (18), uninspiring/fake/ugly on prime site, materials, should be modern, cost	28
Comments on Weymouth needs attractions (not more housing/too much residential)	17
Will create extra traffic/access issues	16
Need more non-residential units on the site	13
No need for/should not be non-residential units	10
Suggestions (e.g. do not move road, ground floor disabled, retail on first, swap plans, look at whole area, eco hub, not modern, maintain two-way street)	9
Other comment (or single)	8
Request for archaeological dig/site preservation	8
Council will lose money/freehold/waste of money to this point/too long	6
Suggested use of the non-residential units	6
Positive comment about the development	5
Should not demolish the current building (re-purpose, environment)	5

Needs more greenery/landscaping	5
Other concerns (e.g. disruption, amenities, joint app, drinking, bus lane)	5
Residential units - too many/small/crowded	5
Wrong use of a prime site/not ambitious enough	4
Harbour concern: harbour wall maintenance/flood defence/access (not including parking)	4
Green suggestions - solar panels/heat pumps, cycle/bike shelters, EV charge.	3
Environmental impact	2
Site will not attract visitors/low footfall	2
Ensure good quality	2
Must be mixed use	2

Example comments reflecting what respondents do not like about the North Quay proposal

“The loss of a substantial amount of public car parking is a major drawback, and will be detrimental to residents, local businesses and visitors. Drivers looking for alternative parking, plus potential traffic accessing the proposed new development, will put huge pressure on High West Street in particular.”

“I do fear that a lot of the properties will be bought by people to use as holiday lets or second homes so may not bring year round revenue to the town.”

Non-residential use

The proposed new building for the North Quay site includes 2 ground floor non-residential units. These could potentially be used for retail or commercial units (rented out by Dorset Council), community space, or even leisure, arts or museum uses.

Q Do you have suggestions for how these non-residential units could best be used?

298 people responded to this question; their suggestions are in the table below. Respondents gave a wide variety of suggested uses for the two non-residential spaces available in the North Quay development. Some suggested combinations of use, e.g. a gallery with a café, however, for ease, each mention is reported separately.

Overall, there was strong support for a type of refreshment facility in a prime area, and perhaps combining it with another use. There was also strong support for a cultural use for the site, especially a museum, but also for an arts hub, gallery or craft centre. Retail and commercial use was also mentioned frequently, however it was regularly stressed that this should be a bespoke, unique or high quality offer. Creating a community hub was also a popular suggestion, especially one that offered a space for young people, families or social support.

About 43 respondents also highlighted what they would not like to see the non-residential units used for. This was mostly against retail, given the number of empty units in the town centre and the location of the site. Four were specifically against ‘chains’.

Comment	Mentions
Café, restaurant or bar	98
Museum and/or Historical Centre	83
Retail/commercial/business use (esp small, bespoke or food)	81
Arts/Gallery/Crafts	70
Community hub/space (inc. young people, social support, education)	50
For Leisure (esp. bowling)	36
Tourist Information Centre	14
Other suggested uses	10
No/no suggestion	9
Gym/wellbeing/yoga/bike hire	8
Non-residential not needed/limited use	7
Hotel/Hospitality	6
Workspace/Office use	5
As suggested in the question	4
Important to support what is there/low rent/affordable	4
More housing	4
Other comment	4
Parking	3
Start-up businesses	2

Businesses/Organisations and other groups

Albeit a small group, responses from these groups generally mirror the overall picture, highlighting that the development will enhance and improve the harbourside. They had little argument against the proposals, the main concern for organisations was the loss of public parking spaces, especially for those in the locality. Businesses also had specific individual concerns e.g. height of the development. Those who responded as 'other' mainly disliked the lack of affordable housing and issues with parking and access to the harbour. Those who reported that they had a disability also had queries around parking and housing.

Suggested uses of the non-residential units were broad. Organisations especially had a strong lean towards a cultural/historical/arts or inclusive community use.

Archaeological dig: There has been some publicity and interest in conducting an archaeological dig on the North Quay site prior to redevelopment work; 27 respondents

mentioned archaeology, an excavation or a dig on site and would like to have seen mention of this within the proposals.

Former Weymouth Bowl Site

The former Weymouth Bowl site is located on St. Nicholas Street on the other side of the harbour. Dorset Council owns the freehold of the site and has acquired an option to purchase the long leasehold interest of part of the site from the existing tenant. The council proposes demolition of the current building, replacing it with new housing (potentially 59 flats of varying sizes). There could also be four non-residential ground floor units which could be used for commercial, community or leisure purposes.

Q What do you like about the proposals for the Weymouth Bowl site?

There were 309 responses to this question. Support for the proposals is evidenced by respondents commenting that it was good use of a redundant site in the town that needs regeneration and development. The development would bring the area to life and it would be a visual improvement. There was also strong support for the residential units, especially the impact of their being in the town centre and allowing people to live and work and contribute to the economy. Affordable housing was also a popular proposal. Respondents liked that there were options for community and leisure use for the site, with some suggesting that there was a requirement for more, if not to be all, leisure facilities.

Comment	Mentions
Good use of a redundant site/regenerate/improve and brings area to life	93
Affordable housing	62
Residential units (in the town centre is good) (not second homes - 5)	50
Visual improvement on the area/attractive/modern	42
That there are community/leisure options for this site (23), should be more/all leisure (11)	34
Fully support/like the idea	23
Still in keeping with the local area	19
Nothing/do not like it	16
Getting rid of the old building	11
Suggestions of use for site (Museum 4, Retail 4 - good footfall)	9
Mixed development is a good idea	9
Concern - flooding, too modern, expensive, wrong development, materials	8
No comment or strong view/unoriginal/small improvement	8
Appropriate parking/essential or car free?	8
Other	6
Will reduce anti-social behaviour in the area	5
Ensuring a community space/feel for residents	5
Like the link to the North Quay site	4
Suggestions - e.g. height, housing balance, trees, switch site plans	4
Not enough info/don't know area/not studied plan	3
Not as nice as NQ, NQ more important, should not be linked housing	3
Should be all residential	3
Environmental considerations	2

Example comments reflecting what respondents like about the Weymouth Bowl proposal

“The current site is derelict and serves no purpose to the community, whereas this is a great opportunity to provide affordable housing in a location where the expected price range would reflect this.”

“Excellent use of vacant land will help to regenerate the town centre by increasing the number of residents within the town centre environs.”

“I like that the lower floors will still be used for non residential, but I'd like to see it resources for leisure related businesses, as Weymouth needs more of that.”

Q What do you think is not so good about the proposals for the Weymouth Bowl site?

There were 267 responses to this question. As with North Quay, a proportion of respondents highlighted that they did not dislike the proposals or had no further comment. As found with what people liked about the Weymouth Bowl proposal, there was a strong opinion on the loss of an existing leisure facility (albeit now closed) and the need in the town for more leisure and all-weather opportunities and things to do.

Respondents also commented on the design, stating that it was too dense or cramped or that they were unsure about the appearance. There were concerns around sufficient parking and while residential units (especially affordable housing) were welcome on the development, respondents again expressed concern about affordability and the likelihood of the flats being used as second homes or holiday lets. Also mentioned frequently were issues or suggestions for the environs; namely the environment, traffic and access problems and ensuring good upkeep and management of the site.

Comment	Mentions
Need more leisure (27) loss of indoor/all-weather facility (23) also entertainment/things to do	55
Nothing disliked/no further comment to make	53
Design issues e.g. too dense/cramped, modern, appearance	37
Concerns around parking - lack of/inadequate for residents and loss of parking space	36
Residential - concerns around affordability (18) risk of 2nd homes/lets (11) variation in affordable/non is good	30
Non-residential not needed in area/will not flourish	19
Environment - green space, noise/nuisance, pedestrianise, car free/EV, bike parking	16
Traffic/access in narrow back roads	15
Ensure good upkeep and management of the area	13
Other comments (or single)	10
Other suggestions of use for non-residential space (other than leisure)	8
No need for residential units	8

Concerns - flood risk, location, height, time, jobs	8
No need for more retail units	7
Suggestions (flats for disabled, holiday flats, flats for homeless)	4
Anything will be better	3
Must be mixed use	3
Comment about NQ	2
Needs to be an attractive offer/might not be popular to live	2
Awful/no benefit to locals or visitors	2

Example comments reflecting what respondents do not like about the Weymouth Bowl proposal

“Residential needs to meet housing need and be affordable and larger with more access to outdoor space of some kind. Young people and families have very limited leisure options. It would have been great to relaunch bowling or similar indoor activity.”

“Not sure if enough parking has been allocated if every house has 2 cars. Can the streets and the one-way system take the increased traffic?”

“Over development of the site which will increase the amount of traffic in the area on roads that are currently not suitable to cope with the increased traffic movements. Ugly design not at all in keeping with the area. Would be better built in a warehouse style similar to the old sharks building. We have also lost a fantastic leisure business which is much needed in the town so consideration should be given to encourage more leisure operators to take on these units, perhaps even still having a bowling alley here or if not providing for one elsewhere in the town. Again it is a loss of car parking which needs to be replaced or incorporated in the development plans to encourage customers.”

Non-residential use

The proposed new building for the former Weymouth Bowl site includes 4 ground floor non-residential units. These could potentially be used for retail or commercial units (rented out by Dorset Council), community space, or even leisure, arts or museum uses.

Q Do you have suggestions for how these non-residential units could best be used?

275 responses were received for this question. Retail and commercial opportunities were regularly suggested for the non-residential units, albeit again for more unique, independent shops or food retail, for example. In contrast to North Quay and reflective of the earlier comments about this site, there was a heavier weighting on leisure and community use and activities, especially for young people and families, and an emphasis on something for them to do. Cultural activities such as a museum or arts and crafts centre were also popular. There were more frequent suggestions for gyms and wellbeing activities and also business, office and workspace, including supporting start-up businesses and enterprises.

About 43 respondents also highlighted what they would not like to see in the non-residential units. This was again heavily retail, given the number of empty units in the town centre, the location and changes in shopping habits.

Comment	Mentions
Retail/commercial/business use (esp small, bespoke or food)	64
For Leisure (esp. bowling)	62
Community hub/space (inc. young people, families, social support)	54
Museum or Historical Centre	45
Arts/Gallery/Crafts (also theatre/music)	37
Café/Restaurant/Bar	30
No suggestions/no preference	22
Gym/wellbeing/fitness centre/bike hire	18
Housing	12
Start-up businesses/enterprises	12
Important to support what is there/low rent/affordable	9
Workspace/Office use/Small business hub	7
Other comment	7
Not non-residential use	7
Attracts people/encourages interest	6
Tourist Information Centre	6
Parking	5
Other suggestions	5
Whatever the demand/need is	4
Ideas suggested in question	3

Businesses, Organisations and other groups

Again, there was little difference between these groups and the overall findings. Businesses that responded felt it was a good use of the site and had little against it; one company is a neighbour and raised a concern about blocking solar panels. Organisations had fewer opinions on this site but liked the idea of affordable housing, residential space and improving the area. They again leaned towards more community and leisure use for the non-residential units or for start-up enterprises, as found in the main findings. This was also reflected in the responses of those who responded as 'other'

Respondents who reported being disabled were positive about redevelopment of the area and liked the proposal, however some felt it could be too much new housing and that it should be for those in need and affordable. They were very supportive of leisure and community use, or quality retail.

Q Any other comments

Respondents were asked if they had any additional comment to make on the proposals. There were 230 responses to this question, many of which reflected the issues raised throughout this report. The most common comment was positive about the proposals and the need to progress them. Some suggested that it would be good to see the proposals as part of a wider town strategy, mentioned other sites in need of regeneration and the need

to sort the local economy and job market. A second issue becoming more prominent in this part of the report include concerns around the construction itself and possible disruption. A pre-development archaeological investigation would be preferred by some respondents.

Comment	Mention
Positive comment about the proposals and progressing them	78
No further comment	30
Should be part of wider town strategy, sort other areas of the town (e.g. peninsula), sort jobs/economy	19
Archaeological investigation/preservation	18
Ensure affordability of housing	15
Need more leisure/family/visitor activities in the area	15
Concerns about parking	13
Other comments (including single comments)	13
Aesthetic/character is important	10
Construction: Restrictions on construction vehicles/hours/length of time/disruption; ensure good construction/design/contracts	10
Environment - e.g. ensure regulations, green space, EV charge, bike space	9
Ensure benefit to locals/community	9
Ensure not holiday homes/2nd homes	8
Suggestions for use of non-residential/mixed use	6
Think more - outside box, enhance area, future prosperity	6
Positive comment about the engagement process	5
Suggestions for sites (move road behind at NQ, seating, cobble road)	5
Do not need more residential/housing	5
Generally negative comment about plan/staff	4
Weymouth Bowl - ensure safety/good access/space/windows, not as good as NQ	4
Comment on increasing pedestrianisation	3
Importance of NQ site	3
Consider flooding issues	2
Plan is old/last-minute, needs new	2
Concern about heights of development	2

Social media and local press.

Social media and online comments have been monitored during the response period. The most common discussion points are listed below; most were about the North Quay site and mirrored those from the survey.

Sources:

- Dorset Echo website (responses to articles and letters)
- Dorset Echo Facebook
- WeyPortCCOS Facebook
- Dorset Council Facebook
- Dorset Council Twitter

Key discussion points:

- General positivity about the plan overall
- That a road should run around the back of the North Quay development to allow for pedestrianised/nice harbourside space.
- Archaeological dig, museum
- Need in Weymouth for more attractions/activities, leisure opportunities
- Comments about affordable housing versus premium housing bringing in income.
- Concerns around parking
- Questions around the validity of using an old plan/that it will go ahead/scepticism.

END.

Profile of Respondents

The tables below show the profile of those taking part in the engagement.

Age

The engagement is heavily dominated by responses from those in the older age groups, however 32% were aged 65 years and over which is comparable to the Dorset figure of 29% of the Dorset population. 2.3% of respondents preferred not to disclose their age group.

	Under 18	18-24	25-34	35-44	45-54	55-64	65-and over	Prefer not to say
% of responses in age group	1.0	3.6	9.1	11.1	19.2	21.8	31.9	2.3

Gender

The current profile of the residents of Dorset is 49.8% male and 51.1% female. This is roughly reflected in the respondents of this survey.

	Male	Female	Prefer to self describe	Prefer not to say
What best describes your gender? (%)	48.7	49.7	0.0	1.6

Disability

9.2% of respondents reported that they had a disability. This equates to 28 people. Responses from disabled people were above average compared to a Dorset figure of 5% based on those claiming either Disability Living Allowance, Personal Independence Payments or Attendance Allowance.

	Yes	No	Prefer not to say
Do you consider yourself to be disabled as set out in the Equality Act, 2010? (%)	9.2	86.2	4.6

When looking at specific disabilities, 15 reported a long-standing illness or health condition, 11 a physical disability, 6 a mental health condition, 4 a sensory impairment, 2 a learning disability. 1 other (autism) and 1 prefer not to say.

Ethnic Group

	What is your ethnic group?
White British	89.6%
White Irish	0.3%
Gypsy/Irish traveller	0.0%
Any other white background	2.3%
Asian/ Asian British - Bangladeshi	0.0%
Asian/ Asian British - Chinese	0.0%
Asian/ Asian British - Indian	0.0%
Asian/ Asian British - Pakistani	0.0%
Any other Asian background	0.0%
Black/Black British - African	0.0%
Black/Black British - Caribbean	0.0%
Any other black background	0.0%
Mixed ethnic background – White and Asian	0.0%
Mixed ethnic background – White and Black African	0.0%
Mixed ethnic background – White and Black Caribbean	0.0%
Any other mixed background	0.0%
Prefer not to say	5.2%
Any other ethnic group	2.3%

With 89% of the respondents saying their ethnic group was White British this is fairly typical of the wider Dorset population.