

Peninsula Development Public Engagement – Weymouth & Portland

Engagement Response Results

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Corporate Consultation Officer
April 2018**

Peninsula Development Public Engagement – Weymouth & Portland

Response Report

What was the engagement about?	Weymouth and Portland Borough Council is planning to redevelop the Peninsula in Weymouth. The Peninsula occupies a prominent location at the end of the Esplanade and contains the Pavilion Theatre, harbour facilities, the former ferry terminal and a surface car park. They are proposing a mixture of new, indoor-leisure buildings, hotels and restaurants and wanted to engage with residents about their ideas before submitting a planning application.
What form did the engagement take?	The engagement was launched with three public events over two days at the council offices in Weymouth staffed by council officers and their consultants. This included one event for businesses and two open events for the public. The material then was on public display in the library. Feedback was gathered at the event by a post It activity and voting tokens. The results from these activities will be reported separately at the end of this report. An online and paper survey were available from 14 March until 6 April. This report focuses on these online and paper responses.
How many responses were received overall?	719 overall responses were received, with 26 of those from business.
Where will the results be published?	Results will be published on the council's website www.dorsetforyou.com
How will the results be used?	The results will be used to help the council and their consultants develop the proposals they bring forward for outline planning consent.
Who has produced this report?	Mark Simons, Consultation Officer DCP April 2018

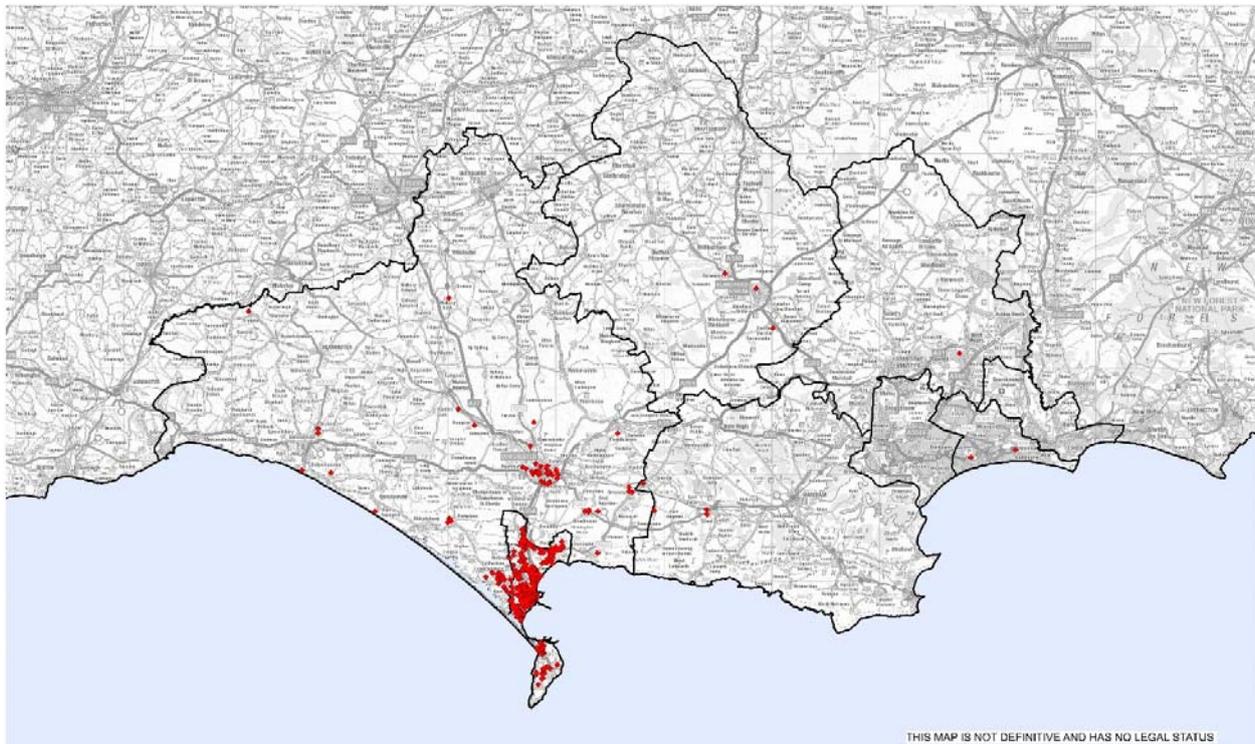
Analysis Method: The main method of analysis is looking at the percentage of respondents who expressed a view on each question. For the majority of questions there is a simple percentage of those who support and oppose the proposals. For some questions the percentage strongly supporting and supporting are calculated. Those opposing and strongly opposing are also recoded. One is taken from the other giving a **net agreement figure**. This could be positive or negative. A net agreement figure of zero would be when equal percentages support and also oppose a proposal

Other questions where people could select multiple options these will be recorded from the most selected to the least selected for each question.

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. Total redacted comments are provided in an appendix.

About respondents to the engagement

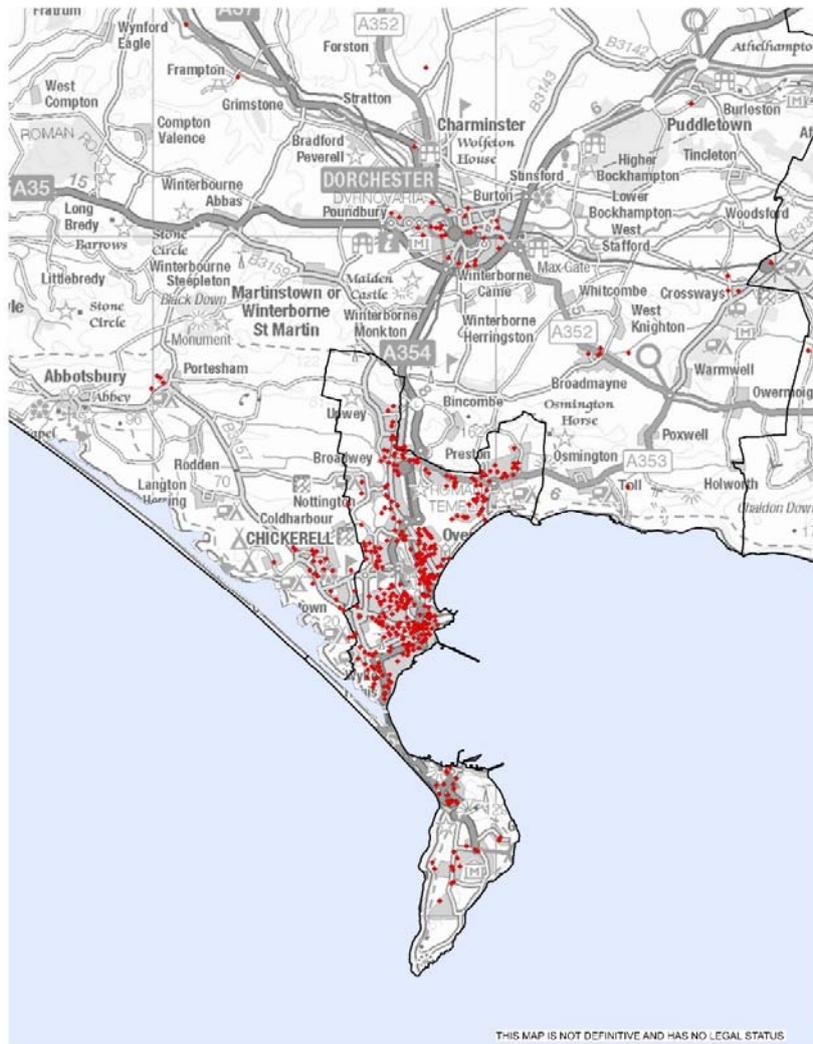
As the two maps below show, whilst the vast majority of responses came from the Weymouth and Portland area responses also came from the wider Dorset area, particularly from Dorchester. A few responses came from outside the Dorset area.



Dorset Responses to Weymouth & Portland Peninsula Redevelopment Engagement Survey

Ref:
Date: 11/04/2018
Scale: 1:322510
Drawn By:
Cent X: 377183
Cent Y: 98885

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THIS MAP IS NOT DEFINITIVE AND HAS NO LEGAL STATUS

**Local Responses to Weymouth & Portland Peninsula
Redevelopment Engagement Survey**

Ref:
Date: 11/04/2018
Scale 1:106315
Drawn By:
Cecil X. 367577
Cent Y: 50004

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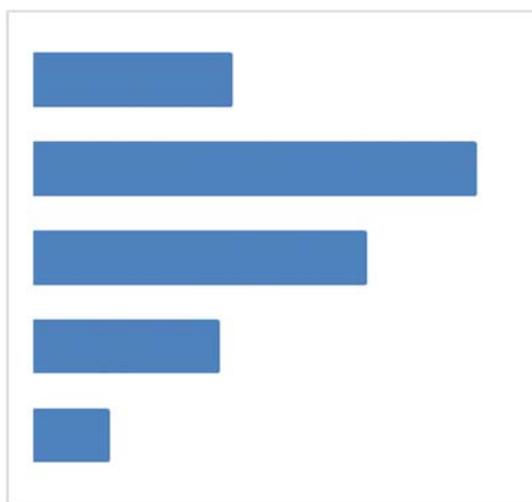
Respondents came from a broad age spectrum. As the table (adj) shows the 25-44 and 45-64 age groups were unusually over represented compared the borough profile. At 18% the over 65 age group was slightly under represented. For an engagement of this sort this is very good spread across the age ranges. Nearly 50 of the respondents were aged 24 and under. 480 respondents were aged between 25 and 64.

Age Group	Survey respondents	Weymouth & Portland 2016 Population
24 and under	7%	26%
25-44	30%	21%
45-64	40%	29%
65+	18%	25%
Prefer not to say	6%	n/a

Impressions of the draft scheme overall

What are your general impressions of the draft scheme overall?

(All responses)	%
Very good	16%
Good	36%
Fair	27%
Poor	15%
Very poor	6%



52% (368 people) felt the scheme was “Very good or Good”. In comparison 21% (151) felt the scheme was “Poor or Very Poor”. 27% felt the general impressions of the scheme “Fair”. The net agreement figure of +31%.

Whilst only 26 businesses/organisations responded to the engagement, those that did were not so supportive. 21% (5) thought the scheme overall was “Very good or Good”. Nearly half the respondents (46%) felt the scheme was “Fair” In comparison 33% (8) felt the scheme was “Poor or Very Poor”. This gives a net agreement of -12%

Looking at responses from different age groups younger people were more supportive of the proposals. 65% of those aged under 45 thought it was “good” or “Very good” compared to 46% of those aged 65+

Are there any elements of the scheme that you particularly like?

Element	selections
All-weather activities	497
Walkways around the whole peninsula	467
Landscaped areas and walkways	447
Harbour facilities and improvements	354
Public and commercial fishing facilities	300
Other restaurants	261
Restaurant and small boutique hotel	210
Concealed surface car park	187
Larger mid-range hotel	112

2,835 selections were made. All elements were supported to one degree or another. “All weather activities” proving the most popular element of the scheme with both “walkways around the whole peninsula” and “landscaped areas and walkways” also proving popular. The harbour facilities and fishing facilities then followed behind those choices. Whilst all elements received support the “Concealed car park” and the “Larger mid-range hotel” received least support.

Younger people (aged under 45) again strongly supported the all-weather activities, but showed stronger support for the other restaurants than the overall view. The over 65s also strongly supported the all-weather activities.

Whilst the number of businesses that responded to the engagement was limited, there was support for the walkways and landscaping, the all weather facilities and fishing facilities. There was only limited support for the inclusion of hotels and restaurants in the scheme.

Other elements of the scheme that people liked included the fact that the Pavilion was being retained, the development is relatively low rise, an area is being retained for docking larger vessels, the pleasure pier is being retained and that an area for fresh fish sales is being considered.

Please explain why you like these elements?

422 people explained why they liked the elements that they had chosen in the previous question. In summary a few major themes came through. Many people felt that the proposals would be a big boost to the whole area. The support for the creation of facilities that provided something that could be useful in the main holiday season but also all year round was significant. This was linked to the importance given by respondents to providing something that could be of benefit to visitors to the town and local residents. Many people felt strongly about the importance of the walkways and landscaping to the scheme, bringing something for all ages that was also available at no cost.

Element	Selections
Proposed revamp will improve the whole area	112
Support seasonal and year-round facilities being created	110
Walkways/landscaping/greenspace is good and relaxing	62
Wide appeal of the new facilities for locals and visitors alike	47
All-weather indoor activities are important	45
Proposals are good for anglers/fishing/boating community	39
Need quality hotels and restaurants	33
Parking important	23
More choice from new restaurants	20
Other	20
Good views from the site	19
Good to see some progress	18
Already plenty of hotels and restaurants in the town	12
Include Splashdown type facility/pool in all-weather activities	11
Mid-range chain hotel not good	10
Screened parking is good	9
Reusing historic features is good	7
Fish sales are good idea	7
Will force improvement to existing facilities	4
Good for the environment	4
Good for jobs	4
Park and ride should be used	4
Boutique hotel good	3
Good for all ages	3
Good for the town	3
Don't like it	3

Refurbish the Pavilion	2
Enhance the café culture in the town	2
Car free environment	2
Should be modern and contemporary	2
Build in low rise form	2

Are there any elements of the scheme that you particularly dislike?

Element	selections
Larger mid-range hotel	335
Restaurant and small boutique hotel	189
Other restaurants	153
Concealed surface car park	139
Public and commercial fishing facilities	58
All-weather activities	53
Harbour facilities and improvements	34
Landscaped areas and walkways	25
Walkways around the whole peninsula	12

1,071 selections were made. This compares to 2,835 selections made of elements that people particularly liked in the previous sections. The hotel and restaurant elements were least popular. The car park also proved unpopular with some respondents. The age of respondents seemed to have little influence on what people found less popular.

If you then consider the number of times elements were liked against the number of times they were disliked you can create a “net result”.

Activities	likes	dislikes	Net overall
Walkways around the whole peninsula	467	12	+455
All-weather activities	497	53	+444
Landscaped areas and walkways	447	25	+422
Harbour facilities and improvements	354	34	+320
Public and commercial fishing facilities	300	58	+242
Other restaurants	261	153	+108
Concealed surface car park	187	139	+48
Restaurant and small boutique hotel	210	189	+21
Larger mid-range hotel	112	335	-223

Interestingly in the net result shown above there was general overall support for all elements except the larger mid-range hotel which was not a popular element of the proposal.

Please explain why you feel this way?

451 people explained **why they disliked the elements** that they chose in the question. In the previous question the top four elements of the scheme that proved unpopular were the larger mid-range hotel, the restaurant and small boutique hotel, other restaurants and the concealed surface car park. Hence, over half of the issues raised relate to these four elements. A large proportion of the comments relate to the concern that the proposals will be detrimental to the existing hotels and restaurants in the town. The concerns over the car parking appear to relate to the fact that it is insufficient (at 39 mentions) but if you combine the comments relating to pedestrianizing the site (26) with those thinking the parking should be removed from the site completely (19) it outweighs those suggesting more parking should be provided.

The table below gives a full breakdown of the comments.

Comment	Number
Concerned about existing hotels and B&Bs	99
More hotels are not needed in Weymouth	98
More restaurants are not needed in Weymouth	52
More parking is needed on the site	39
Happy with the plans	28
Pedestrianize the site	26
Want leisure on the site	21
Parking should be removed from the site completely	19
Don't want the budget hotel	19
Fishing shouldn't take place on the site	16
Focus should be on retaining the views and reducing height of buildings	15
Traffic system needs to be adapted	12
Keep DAB on site until necessary to remove them	12
Rehome DAB	12
DAB should remain on the site	12
The car park should be underground	11
Improve the existing B&Bs instead	11
More public space needed	10
The design is boring and unimaginative	10
Other	10
More green space needed	8
Improve the town centre first	7
Compulsory park and ride should be introduced	6
Don't want the development to continue	6
Include an indoor pool or water park	6
Need disabled parking in front of the Pavilion	6

No chains. Should focus on local business	6
Need outdoor event space	6
Need to make the most of water-based activities	5
The design is ugly	5
A luxury hotel is needed	5
The area isn't suitable for boat moorings	5
Remove the Pavilion	4
Need cultural elements like a gallery or museum	4
Want ferry back	4
The location of the boat moorings and boat rack is unsuitable	4
Need to include the pleasure pier	3
Move the site of the restaurants to the other side	3
Bar needed for anglers	2
Use the tram lines	2
Want another theatre	2
Less building on the site	2
Remove the tower	2
Remove landscaping	2
Like the walkways	2
The area should have free parking	2
More open space is needed	2

Here is a list of the design principles that have been used? Are there any design principles that you particularly like?

Principles	selections
Emphasis on public access to all frontage areas	396
Low rise development to fit in with the existing seafront	387
Focus on maritime uses on the harbour side	336
Making the most of the views of the Nothe Fort	321
Focus on heritage (e.g. old railway lines)	311
Mixture of uses	302
Concealed car parking	207

2,260 selections were made. All the design principles received a good levels of support varying from 396 selections for “Emphasis on public access to all frontage areas” to 207 selections for the “concealed car parking”. Whilst 6 of the 7 principles all received between 300 and 400, the concealed car parking was not as popular.

Older people were more focused on public access and low rise development than car parking and heritage.

Are there any design principles you think we should have included?

250 people expressed their own views on design principles that they felt should be included. The main element coming from this question was that the conundrum over how it should look. Whilst 41 people stressed the importance of designing something that blended into the Georgian look of the seafront, nearly equal number felt the design should be bold and iconic with many stressing the use of modern design elements. Quite a few thought it would be good to incorporate a maritime look to the development, possibly using elements such as sails etc. Another conundrum was the desire by some to pedestrianize the site and remove all vehicular traffic whilst others wanted more car parking.

A full detailed breakdown of the comments is included below ordered from the most popular themes at the top to the occasional comments further down.

Topic	Number
Historic look /blend in with existing seafront and Georgian buildings	41
Bold and iconic looking design needed	21
Focus and retain view to and from Peninsula	20
Modern design elements	19
Remove all car traffic and pedestrianize site/encourage cycling	19
Maritime aesthetics (ships, sails etc)	15
More green landscaping	14
Environmental materials, solar power etc	13
Reduce height of buildings	12
Community outdoor space (seated areas with town square feeling)	12
More parking	10
Prioritise harbour and marine uses	9
Pool	9
Look after existing tenants and rehouse (Dorset Abilities Group)	8
Indoor leisure facilities	7
Move car park off site	6
Continental outdoor seating/café culture	6
Focus on refurb of Pavilion	6
Community workspace or events space	6
Remove train lines	5
Extend travel routes to the site	5
Reduction of the number of buildings currently proposed	5
Disabled access	4
Utilise tram lines/ reinstate tram	4
Additional usage on site (shops, bars etc)	4
Ferry or boat usage to be reinstated	4

Hide parking underground	4
Covered walkways for use in adverse weather	3
Residential homes on the site	3
Lots of bins on site	3
Include pleasure pier in design	3
Public toilets on site	3
Other	3
Walking link or bridge to the Nothe	2
Art gallery	2
Outdoor play area	2
Water-based activities	2
Art and culture to influence design	2
Other	2
Remove Merlin tower	2

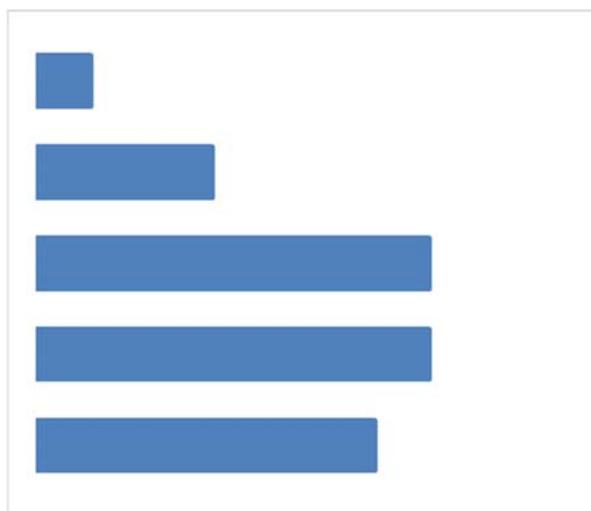
Responses from organisations and businesses

There were 26 responses from organisations/business virtually all based in the town. This is a low response bearing in mind the number of businesses in the town and the number of businesses attending the open business event held in Commercial Road. 12 of the responses came from business such as B&Bs and hotels. All of them were negative or very negative about the proposals or neutral. None were positive.

From a business point of view how do you feel about the proposals?

Overall 24 businesses/organisations responded to this question. The percentages are shown in the table below. 17% thought the proposals were very good/good compared to 54% thinking they were very poor/poor. This gives a net agreement figure of -37%.

	%
Very good	4%
Good	13%
Fair	29%
Poor	29%
Very poor	25%



Please explain why you feel this way?

19 businesses responded to this question. A summary of their response are included in the table below. The main concerns were over the creation of more hotels in what they feel is an already crowded market. They felt the focus needed to be more on the provision of all weather facilities to create a focus for the town. There were a number of mentions about the lack of innovation in both design and content.

Topic	Number
Lacks innovation in design and content	5
Concern over further hotels	5
Need to focus on indoor facilities	4
New facilities, not more of the existing	3
Work with existing businesses rather than damage them	3
Need something different to other towns	3
Huge investment and probable subsidy	2
Too many bed-spaces already	2
Need more engagement	1
Loss of support for disabled people	1
Many threats to existing businesses anyway	1

Weymouth and Portland Access Group responded to the engagement. They said “We welcome retention of Pavilion Theatre. Development of this area should be supported by adequate Disabled Parking, Taxi drop-off points, and the Mount Pleasant Park and Ride buses and some buses from other parts of the area should be extended to serve the Peninsula. The Access Group would expect to see the provision of additional public conveniences including accessible W.C.s and Changing Places. As far as possible efforts should be made to provide some protection in windy or wet weather as the site is exposed. These are general comments and Weymouth and Portland Access Group looks forward to having further opportunities to comment at a later stage.”

Overall comments

353 other comments were made. Many respondents used this opportunity to express that they felt positive about the proposals and want them to be implemented. This was raised in 55 responses. Others used the opportunity to stress their concerns. A significant number raised the issue of keeping Dorset Abilities on site as long as possible and the importance of finding them an alternative site. A recurring theme here was the concern that no more hotels were needed. Again the conflict over pedestrianisation of the site or need to increase car parking surfaced. There were a very wide range of further issues raised and these are all summarised below.

Any other comments	Number
Positive feelings towards the development and want it to continue	55
Re-house Dorset Ability Group before asking them to vacate property	27
No hotels needed	26
Keep Dorset Ability Group on site until truly necessary to vacate	23
There isn't enough parking	21
Utilise the surrounding local history and let it play a part in design decisions	21
Consider local residents and their views	18
Plans lack vision or excitement	17
Concerned about how it will be funded	17
Remove the car park	15
Pedestrianise the site	15
Focus on public transport routes to the site	14
Retain current views - Esplanade and Nothe	13
Remove the train lines	13
Concerned about the condition of the harbour walls	12
Concerned about local businesses and the effect this site will have on them	12
No restaurants needed	11
Don't have faith that the project will move forward or work out	11
Swimming pool or splashdown style pool	11
Focus on developing the Pavilion	10
Focus should be on the rest of Weymouth Town Centre before development begins	9
Wants to keep ferry links/create ferry links	9
Don't want housing on site	8
Focus on disabled access	7
Wants retail units and shops	7
Utilise the surrounding nature and stunning beach	7
Other	7
Keep Dorset Ability Group on site	6
Like the walkways around the site	6
Good bin and toilet facilities needed on site	6
Want an Aquarium, theme park or ice rink	6
Feels the design should include an iconic building	6

Outdoor event or market space	6
Include local businesses on the site	5
Focus on the harbour and maritime elements	5
Reduce height of planned buildings	4
More open space needed on the site	4
Wants leisure choice to be considered carefully	4
Bar/wine bar	4
More leisure should be included on the site	4
Would like to see undercover walkways	3
Like modern design elements	3
Fresh seafood offering/market	3
No café needed	3
Indoor soft play area	3
Want a museum on site	3
Focus on the arts	3
Remove the Merlin tower	3
Community space needed	3
Walking or boat connection between Peninsula and Nothe	2
Wants housing on the site	2
Make the design environmentally friendly	2
Introduce a tram	2
A higher star hotel is needed	2
Conference or event space is needed	2

Engagement Events – summary of results

Several engagement events were held. One for the business and hoteliers community and two open public events. The events enabled people to question the architects and planning consultants about the scheme and the details of the concept. Overall 213 people attended the events. There were two activities at the events:

- A “token voting event”. This asked people to use 4 tokens to select what they felt were most important to them from the 9 main elements of the scheme.
- A “post It” note comments board using different colours for elements in the scheme people felt good (green) about and less positive (red).

Business and Hoteliers (Attendees: 35)

Concerns

- Lack of parking
- New hotels and the competition with existing B&Bs
- New restaurants and the competition with existing restaurants

The four features most important to them

- All-weather activities
- Harbour facilities and improvements
- Landscaped areas and walkways
- Public and commercial fishing facilities

Resident Engagement Event 1 (Attendees: 72)

Concerns

- Mixed concerns, however most are positive when it comes to the idea of developing the site.

The four features most important to them

- All-weather activities
- Harbour facilities and improvements
- Walkways around the whole site
- Landscaped areas and walkways

Resident Engagement Event 2 (Attendees: 106)

Concerns

- Mixed concerns, however most are positive when it comes to the idea of developing the site.

The four features most important to them

- All weather facilities
- Walkways around the whole site
- Landscaped areas and walkways
- Harbour facilities and improvement

Summary of Post-it Note Exercise

212 comments were made at the events covering a very diverse range of subjects and issues. The full comments have been provided to the project team.

Key overall positive issues

All weather facilities needed	20
Overall great idea	12
Walkways and green areas good	7
Other	5
Restaurants good	3
Low height build is good	3
Fish sales good	2

Key overall negative issues

Hotel not needed	31
Impact on existing businesses	24
Other	13
Loss of Parking	10
More car parking needed	10
Nothing new with this	8
Spoils views	5
Re-instate ferry	5
Pedestrianize	2
Transport links	2
Traffic issues	2
Toilets	2

Suggestions

Individual suggestions	38
Water park/swimming pool	13
Jurassic theme	2
Use the water frontage	2
Manage the local traffic	2
Create fountains	2
Buildings should use direction of sun	2
Detail of designs	2
Use of boats	2

Combining results from the online survey and the engagement events

Although more detailed analysis has been done on the main comments provided in the online survey, it is worth comparing the response gained at the events with the overall survey. The most popular elements in the online survey generally matched with the feedback from the three events. In all of them the creation of All-weather facilities was the most popular item. Landscape and walkways were a consistently popular in all events and online too. Harbour facilities were seen to be important in the online survey being 4th most popular choice. However, in two of the three events the harbour facilities were seen to be even more important.