

West Dorset, Weymouth and Portland Local Plan Examination

Consideration of amendments to Weymouth Policies

Arising in Matter 8



West Dorset District Council and
Weymouth & Portland Borough Council

At the EiP session on Matter 8 – Weymouth WEY 1-17 on Tuesday 2 December, the Inspector and objectors raised concerns over some of the WEY policies. The main issues were:

1. WEY 12 - Clarification that the developer or landowner will play a key role in preparing the master plan for the site
2. Clarification of what is meant by 'time limited' development
3. Brewers Quay - Update text to reflect current proposal
4. Concern over reference to Quibo Lane / Abbotsbury Road allotments raised by a participant

1. Clarification that the developer or landowner will play a key role in preparing the master plan for the site

The councils suggest the following wording change to be made to policy WEY 12 – Land at Wey Valley, criterion ii).

- ii) The site should be developed in accordance with a master plan prepared *by the developer or landowner* in conjunction with the local community and agreed by Weymouth and Portland Borough Council. In order to address sustainable development issues, the master plan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor. The masterplan should ensure that...

2. Clarification of what is meant by 'time limited' development

The councils suggest the following wording change be made to supporting text paragraph 7.9.2.

Any proposals will need to be appropriate to the sensitive coastal landscape and nature conservation and geological importance. The area is also subject to erosion and fluvial and tidal flooding via the River Jordan. It is within an area identified *in the Shoreline Management Plan* for future managed realignment and so is only appropriate for time limited (*temporary*) development that would not be at risk from, or exacerbate, coastal erosion or flooding.

3. Update text to reflect proposal

The councils suggest the following wording change be made to supporting text paragraph 7.3.14.

The planned Brewers Quay development will include ~~an enlarged town museum, retail and restaurant facilities and an 85 bed hotel, and reflects the variety of uses in the area~~ a museum, wet weather attraction, exhibition & craft space, retail and residential uses as part of the mixed use scheme. With residential uses immediately adjacent to the southern part of this quarter, issues of noise and disturbance will continue to be a key consideration in any future changes.

4. Concern over reference to Quibo Lane / Abbotsbury Road allotments raised by a participant

The councils suggest the following wording change be made to supporting paragraph 7.10.2.

There is the potential to use part of the site to provide space for a significant number of allotments, which would reduce current waiting lists ~~and also potentially enable the existing cemetery at Quibo Lane / Abbotsbury Road to be extended.~~ Land is also sought in the borough to provide for the disposal of human cremated remains in a natural setting away from the current cemetery / crematorium sites, and for the burial of pets (or their cremated remains). There is also an opportunity to relocate the RSPB operational base from its current residential area closer to the land they manage, and provide a better location for the council's parks service and its nursery which is currently taking up part of the Crookhill depot and employment land at Lynch Lane. Limited development based around the existing farm buildings could provide ancillary accommodation for the various proposed uses however this would be subject to detailed design and ensuring that the landscape character and important open gap function of the land is maintained.

Suggested changes to the Plan

WEY 12. LAND AT WEY VALLEY

- i) Land at Wey Valley as shown on the proposals map is allocated for residential development and should include an element of employment use appropriate to a residential neighbourhood.
- ii) The site should be developed in accordance with a master plan prepared **by the developer or landowner** in conjunction with the local community and agreed by Weymouth and Portland Borough Council. In order to address sustainable development issues, the masterplan will need to be subject to a sustainability assessment, such as a BREEAM Communities Assessment, carried out by a suitably qualified assessor. The masterplan should ensure that:
 - Development will be phased to provide steady growth over the period from 2021 to 2031.
 - Substantial landscape planting is provided to ensure that the development does not have an adverse impact on the landscape character, the character of the adjacent Conservation Area or the amenity of surrounding properties. This will need to be agreed and, where practicable, implemented in advance of the development.
 - Sustainable drainage methods are implemented to manage surface water flooding issues and ensure flood risk is not exacerbated elsewhere
 - A network of road, footpath and cycle routes through the site and connecting to the A354 and Nottingham Lane is provided to ensure that the development is well integrated into the wider route network.

7.9 RETENTION OF TOURIST ATTRACTIONS AND FACILITIES AT BOWLEAZE COVE

- 7.9.1 Tourism is an important part of the local economy in Weymouth and the retention of attractions and facilities or sites available for this use will maintain the attractiveness of the area to tourists. Sites within the town centre such as Lodmoor and Brewers Quay will be protected through policies in the Town Centre Strategy, however development at Bowleaze Cove would not be within this area.
- 7.9.2 Any proposals will need to be appropriate to the sensitive coastal landscape and nature conservation and geological importance. The area is also subject to erosion and fluvial and tidal flooding via the River Jordan. It is within an area identified **in the Shoreline Management Plan** for future managed realignment and so is only appropriate for time limited **(temporary)** development that would not be at risk from, or exacerbate, coastal erosion or flooding.

WEY 14. BOWLEAZE COVE

- i) Development at Bowleaze Cove (as shown on the proposals map) will be restricted to time limited tourist and leisure related development.

CUSTOM HOUSE QUAY AND BREWERY WATERFRONT

- 7.3.12 The areas around Custom House Quay and the Brewery contain a mix of restored heritage warehouses, fishermen's cottages and town houses which lends itself very well to a cluster of independent restaurants and bars which is gaining a reputation for fine dining. Underpinning this dominant use is a healthy mix of local activity, including the existing sailing and dive clubs and the museum. Along with the Esplanade this waterfront area is one of the most visually attractive parts of Weymouth.
- 7.3.13 The main focus for this area is to improve the pedestrian environment. The opportunity to "de-clutter" the quayside that pedestrianisation brings is significant and would allow for a more comprehensive approach to sitting-out. The potential to locate the flood defence barrier to the eastern end with a pedestrian crossing facility would also increase pedestrian footfall through this area.
- 7.3.14 The planned Brewers Quay development will include ~~an enlarged town museum, retail and restaurant facilities and an 85 bed hotel, and reflects the variety of uses in the area~~ a museum, wet weather attraction, exhibition & craft space, retail and residential uses as part of the mixed use scheme. With residential uses immediately adjacent to the southern part of this quarter, issues of noise and disturbance will continue to be a key consideration in any future changes.

WEY 4. CUSTOM HOUSE QUAY AND BREWERY WATERFRONT

- i) **The area around Custom House Quay and the Brewery, and its waterfront, will retain a mix of small scale restaurants, bars, cafes and retail uses. The old brewery will be retained as a major tourist facility where ancillary uses will be permitted that ensure the long term maintenance of the tourist function and the future of this important listed building. Development should enhance the active waterfront area and the public realm including the removal of unnecessary street furniture, signage etc and creation of areas for sitting out.**

7.10 LAND AT TUMBLEDOWN FARM

- 7.10.1 Tumbledown Farm comprises open agricultural grassland, water meadows and areas of woodland outside the development boundary, but within the Radipole Conservation Area. Parts of the holding are designated as a Site of Specific Scientific Interest.
- 7.10.2 There is the potential to use part of the site to provide space for significant number of allotments, which would reduce current waiting lists ~~and also potentially enable the existing cemetery at Quibo Lane / Abbotsbury Road to be extended~~. Land is also sought in the borough to provide for the disposal of human cremated remains in a natural setting away from the current cemetery / crematorium sites, and for the burial of pets (or their cremated remains). There is also an opportunity to relocate the RSPB operational base from its current residential area closer to the land they manage, and provide a better location for the council's parks service and its nursery which is currently taking up part of the Crookhill depot and employment land at Lynch Lane. Limited development based around the existing farm buildings could provide ancillary accommodation for the various proposed uses however this would be subject to detailed design and ensuring that the landscape character and important open gap function of the land is maintained.

WEY 15. LAND AT TUMBLEDOWN FARM

- i) Land at Tumbledown Farm (as shown on the proposals map) is allocated for cemetery uses, allotments/ community food provision and ancillary office / workshop / storage space. Development of these uses will only be permitted if it does not undermine the important open gap function, and the nature conservation interests and landscape character of the site are protected and enhanced.