

JT/BL/P20-2935

27th October 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 the additional information as set out below in respect of the amended scheme for outline planning application at 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 during the determination period for the application and subsequently made a number of amendments to the scheme which resulting in the reduction of the overall quantum and scale of development. Accordingly, a suite of updated documents and drawings were submitted to Dorset Council in June 2022 and were made available as part of application ref. P/OUT/2022/00852.

Further to the submission in June 2022, 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:

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Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

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Table 1 – List of Application Documents and Drawings to be Updated (October 2022)

Document Title	Author	Superseded Ref.	Updated Ref.
Documents			
Environmental Statement (ES) Addendum	Pegasus Group	P20-2935	P20-2935 October 2022
Design and Access Statement	Pure Town Planning	January 2022 v5	October 2022 v6
Transport Assessment	Ashley Helme Associates	1751/1/E (included as Appendix within ES)	Appendix 10.1A of ES Addendum (Volume 2)
Landscape Design Strategy	Lizard Design and Ecology	LLD2478-LAN-REP-001 Rev 02	LLD2478-LAN-REP-001 Rev 03
Drawings			
<u>Plans for Approval:</u>			
Site Location Plan	ARC Architecture Ltd	964-100 Rev J	964-100 Rev K
Parameters Plan	ARC Architecture Ltd	9464-P1 Rev G	9464-P2 Rev J
Proposed Site Access Arrangements Plan	Ashley Helme	1751/03 Rev A	1751/03 Rev B
<u>Plans for Indicative / Illustrative Purposes only:</u>			
Illustrative Landscape Masterplan	Lizard Design and Ecology	LLD2478-LAN-DWG-010 Rev 01	
Proposed Indicative Site Plan (Lower Half)	ARC Architecture Ltd	9464-101 Rev P	9464-101 Rev R
Proposed Indicative Site Plan (Upper Half)	ARC Architecture Ltd	9464-102 Rev K	9464-102 Rev M
Amenity Areas Plan	ARC Architecture Ltd	9464-P2 Rev B	9464-P2 Rev D

For completeness, a list of all documents and references that comprise the application is provided within Table 2 below:

Table 2 – List of all Application Documents and Drawings

Document Title	Author	Reference.
Documents		
Planning Application Forms and Ownership Certificate	Pegasus Group	Dated 1 st February 2022
Notice Letter / Ownership Certificate to Council	Pegasus Group	Dated 14 th June 2022
Design and Access Statement	Pure Town Planning	January 2022 v3
Statement of Community Involvement	Pegasus Group	P20-2935
Environmental Statement (ES)	Pegasus Group	P20-2935



Environmental Statement (ES) Addendum	Pegasus Group	P20-2935 October 2022
Care Home Needs Assessment	Pegasus Group	P20-2935 R002v2
Economic Benefits Statement	Pegasus Group	P20-2935 v5
Employment Impact Note	Pegasus Group	P20-2935 N001 EC v3
Employment Benefits Infographic	Pegasus Group	P20-2935
Viability Statement / Affordable Housing Statement*	Stuart & Company	Dated 8 th June 2022
Air Quality Assessment	Delta-Simons Environmental Consultants	210917-R001B
Existing Tree Schedule	Lizard Design and Ecology	LLD2478 Rev 03
Biodiversity Net Gain Matrix	Lizard Design and Ecology	Rev 3.0
Landscape Design Strategy	Lizard Design and Ecology	LLD2478-LAN-REP-001 Rev 03
Cliff / Slope Assessment	Earth Environmental & Geotechnical	B1963/21 September 2021
Ground Condition Assessment	Ridge and Partners LLP	5013829
Noise Impact Assessment	ACA Acoustics	210917-R001A
Sustainable Design and Construction Statement including Energy Statement	Erbau Consulting	27 January 2022
Daylight and Sunlight Assessment	Erbau Consulting	27 January 2022
Fire Strategy	Juno Developments Ltd	February 1st 2022
Drawings		
Plans for Approval:		
Site Location Plan	ARC Architecture Ltd	964-100 Rev K
Parameters Plan	ARC Architecture Ltd	9464-P2 Rev J
Proposed Site Access Arrangements Plan	Ashley Helme	1751/03 Rev B
Plans for information only:		
Tree Constraints Plan	Lizard Design and Ecology	LLD2478-ARB-DWG-001 Rev 00
Plans for Indicative / Illustrative Purposes only:		
Illustrative Landscape Masterplan	Lizard Design and Ecology	LLD2478-LAN-DWG-010 Rev 01
Proposed Indicative Site Plan (Lower Half)	ARC Architecture Ltd	9464-101 Rev R
Proposed Indicative Site Plan (Upper Half)	ARC Architecture Ltd	9464-102 Rev M
Block 1 – Indicative Proposed Floor Plans – Sheet 1	ARC Architecture Ltd	9464-103 Rev H



Block 1 – Indicative Proposed Floor Plans – Sheet 2	ARC Architecture Ltd	9464-104 Rev E
Block 1 – Indicative Elevations	ARC Architecture Ltd	9464-105 Rev E
Block 2 – Proposed Indicative Floor Plans	ARC Architecture Ltd	9464-106 Rev G
Block 2 – Indicative Elevations	ARC Architecture Ltd	9464-107 Rev D
Town Houses – Indicative Proposed Floor Plans	ARC Architecture Ltd	9464-108 Rev D
Town Houses – Indicative Elevations	ARC Architecture Ltd	9464-109 Rev C
Office Building – Indicative Proposed Floor Plans	ARC Architecture Ltd	9464-110 Rev B
Office Building – Indicative Elevations	ARC Architecture Ltd	9464-111 Rev C
Care Home – Proposed Indicative Floor Plans	ARC Architecture Ltd	9464-112 Rev A
Care Home – Indicative Elevations	ARC Architecture Ltd	9464-113 Rev B
Indicative Sea Scene 1 and Proposed Visualisations	ARC Architecture Ltd	9464-114 Rev A
Indicative Sea Scene 2 and Proposed Visualisations	ARC Architecture Ltd	9464-115 Rev A
Proposed Roof Plan	ARC Architecture Ltd	9464-116 Rev A
Amenity Areas Plan	ARC Architecture Ltd	9464-P2 Rev D

*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).

Amendments to Proposed Development

It should be noted that the amendments to the originally submitted scheme were set out within the Covering Letter dated 14th June 2022. The additional documents and updated drawings submitted under this cover are as a result of incorporating the updated scheme as well as further assessment work being undertaken, predominantly in respect of consultee comments received from the Environment Agency. A summary of the amendments to the scheme which include the flood risk strategy are set out below:

- The overall maximum height parameter for the proposed residential buildings, as presented on the Building Height Parameter Plan has been reduced.
- The overall maximum height parameter for the proposed employment building, as presented on the Building Height Parameter Plan has been reduced.
- The overall quantum of development has been reduced.
- The Site Location Plan, showing the Site's red site boundary edge has been amended to include the works required to the existing sea defences and highway to facilitate the Site Access.

- The proposed Flood Risk Mitigation Strategy has been updated to reflect further modelling work. As a result, the proposed ground level is proposed to be increased to 5m AOD, 0.5m above promenade level (previously proposed at 4m AOD) and the proposed works to the existing sea wall and rock revetment have been updated.

Environmental Statement (ES) Addendum

The Environmental Statement Addendum has been prepared to assess the changes to the scheme since the original submission and is submitted in line with the requirements of Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The following chapters have been updated as part of the Environmental Statement Addendum:

- Socio Economics;
- Landscape and Visual Impact Assessment (LVIA);
- Flood Risk and Drainage;
- Transport; and
- Ecology; and
- Jurassic Coast Assessment (new chapter).

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 have also been updated:

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

It should be noted that any other assessments not set out above or within the June 2022 submission will not be updated as they provide an overly robust assessment following the reduction in quantum of development for the proposed scheme.

Flood Risk and Drainage

Further assessments have been undertaken in respect of the wave overtopping modelling and associated drainage assessment for the site, which has also taken into consideration the amended scheme. The additional assessments have concluded that the following mitigation is proposed for the site in respect of protection from flooding.



Note that as part of the proposed changes, the proposed ground level is to be increase to 5m AOD, 0.5m above promenade level (previously proposed at 4m AOD) and the proposed works to the existing sea wall and rock revetment have been updated.

Based on the proposed mitigation measures, the proposed development is considered to have addressed Policy ENV5 of the West Dorset, Weymouth, and Portland (WDWP) Local Plan (adopted October 2015).

Access to Site

In response to comments raised by the Council in respect to ensuring sufficient pedestrian / cycle access, the crossing provision at the roundabout at the entrance to the site. Whilst it should be noted that it is indicative at this stage, the access drawing, submitted as part of the Transport Assessment, has been updated to include the provision of dropped kerbs and tactile paving on the Newton's Road arm. This will provide a connection on the desire line of pedestrians to / from the west and the existing promenade and stepped access to the bridge / coastal path. The crossing in this location will also enable trips to and from the proposed development. The dropped kerbs and tactile paving will provide suitable opportunity to cross Newton's Road and connect the site to existing infrastructure.

To facilitate the inclusion of the tactile paving and dropped kerbs, the site's boundary, indicated by the red line boundary within the Site Location Plan, has been amended to include this area. For completeness, notice has previously been submitted to the Council's Highways Department in respect of the site ownership in June 2022.

Based on the proposed access into the site, the proposals are in keeping with the aspirations of Policy COM7 of the WDWP Local Plan.

Ecology

Chapter 11 of the ES Addendum addresses the comments made by Natural England, which includes the provision of a Site of Special Scientific Interest (SSSI) management plan.

The management plan has been designed to mitigate any potential impacts on the SSSI, particularly in respect of the cliff stabilisation works.

The proposed development is in keeping with Policy ENV2 of the WDWP Local Plan which sets out that development that is likely to have an adverse effect upon nationally designated wildlife sites will not be permitted unless the benefits, in terms of other objectives, clearly outweigh the impacts on the special features of the site and broader nature conservation interested. The benefits of the proposed scheme, which have been set out within the Planning Statement, additional submission covering letter in June 2022, and below, clearly demonstrate the benefits that the scheme will bring to the immediate site and wider area. These benefits are considered to outweigh any potential impact on the SSSI and any other area of special features.



World Heritage Site

Chapter 12 of the ES Addendum has been provided to address consultee comments and ensure that the impact of the proposed development on the World Heritage Site has been fully assessed.

The Chapter draws on the assessment methodologies provided within Chapter 7 (Landscape and Visual), Chapter 8 (Cultural Heritage) and Chapter 11 (Ecology) of the January 2022 ES. The Chapter sets out the proposed mitigation which includes mitigation through design, whereby the scale and layout of the built form has been proposed to be set back from the cliffs, as well as be more transitional in respecting the landform / cliffs as set within the landscape. The design of the site also enables areas of open space to be created within the site including adjacent to the cliffs, increasing the appreciation of the cliffs as a key feature of the landscape.

Additional mitigation also includes the installation of information boards within the public open spaces in the site, to increase the appreciative value of the WHS. It is also proposed to extend the sculptural reliefs of Jurassic fossils from along the existing Jubilee Walk and the Cefas building, along the proposed sea wall and promenade to the north-eastern edge of the Site

This would recognise and interpret the underlying earth heritage of the Jurassic Coast World Heritage Site and the Portland Harbour Shore SSSI along the western edge of the Site and about the Nothe Peninsula offset to the north.

The cliff stabilisation work shall also be limited to rock combing using rope access to remove localised areas of loose rock. Any fallen rock shall be left at the base of the cliff.

The rock combing shall be informed by a geological survey of the cliff face to ensure that sensitive areas are unharmed by the works. The existing catch fence shall be left in place and repaired / replaced in small sections where necessary, with no other hard cliff stabilisation measures proposed.

Based on the above and the assessment within the ES Addendum, the proposed development is in keeping with Policy ENV2 of the WDWP Local Plan.

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, including further assessment work in respect of the wave overtopping work.

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.

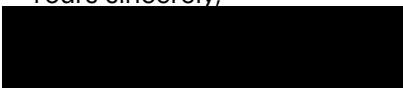
The proposed mixed use development will provide a sustainable development for an under utilised brownfield site and will bring the vacant site back into use. The proposed redevelopment accords with the key overarching strategic aim for the area as set out within the Development Plan and therefore the 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 the additional information required in respect of the amended proposals for the residential-led mixed use scheme for Land at Newton's Cove, Weymouth, DT4 9UR.

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
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