



Dorset
Council

Unlocking Weymouth's waterfront developing the future





Unlocking Weymouth's Waterfront

Dorset Council is pleased to introduce a range of prime partnership and development opportunities that will help unlock Weymouth's Waterfront and develop the future of this popular and historic seaside town.

Our ambition is to achieve a diverse, thriving town with high quality destination streets and varied, attractive, accessible places for all. Building on the charming waterside areas, the town will have a range of activities offering round-the-clock uses and attractions.

Weymouth has many highly distinctive features which make for a 'unique selling proposition'

- a multi award-winning beach, amongst the best in Europe
- a magnificent Georgian seafront
- a charming working harbour with berths for over 400 boats
- historic and characterful features such as Nothe Fort
- proximity to several Marine Conservation Areas
- proximity to the Dorset National Landscape
- the centre of England's only Natural World Heritage Site - The Jurassic Coast
- a world-class sailing venue and home to the National Sailing Academy
- exceptional sea-to-plate dining experiences





Prime development sites in Weymouth

In one square mile of Weymouth's beach and marina we are offering four impressive sites available for development thanks to a £19.5m award of Levelling Up Funding (LUF) in 2023.

We want to create a collaborative, long-term vision for Weymouth with a development partner, building on the town's unique identity. By working with us and our stakeholders, together we have a rare opportunity to bring 'once in a generation' improvements, leading to a better quality of life for local people as well as stimulating economic growth.

By aligning existing public spaces with innovative developments, our prime

development sites will serve as a catalyst to attract future investment, boosting productivity and further cementing Weymouth as a great place to live, work and visit.

Our sites enjoy superb sea or marina views so will support above average sale values. There is an aspiration to provide a mix of dwellings, including an appropriate element of affordable homes, together with suitable commercial enterprises that encourage economic regeneration. It is recognised, however, that the schemes need to be viable, so to ensure high-quality design and materials, a significant percentage will need to include higher value units.

North Quay



Development site of approximately 2.23 acres

North Quay is the site of former Weymouth & Portland Borough Council offices on the south side of the marina. Demolition is now complete, and the site is being used as temporary car parking. Harbour walls have been strengthened.

This development site of approximately 2.23 acres (approx 0.9 Ha) will be brought to the market through the Public Contracts regime in the summer of 2024 with an

expectation that the successful bidder will agree a scheme and a deal structure with the council and go on to achieve planning permission.

Procurement information will include the results of pre-application discussions to guide development and expected road layout design and waterside public realm improvements.

Weymouth Bowl



**Development
site of
approximately
0.92 acres**

The former MFA Bowling Alley site is in the centre of Weymouth and is approximately 0.92 acres (approx 0.37 Ha).

Permission to demolish the existing buildings is secure and contractor procurement is underway.

In the short term the site will be used for temporary car parking, but the long-term intention is to progress a development scheme which complements the strategy and planning aspirations being considered for other key regeneration sites in

Weymouth. We are open minded about the solution but policy favours residential or mixed use. The central location also lends itself to residential care/retirement living.

Pre-application information will be available to guide the developer and it is likely that we will seek a straightforward disposal, albeit with appropriate control, subject to planning consent. Indicative residential schemes show that the site could support around 60 residential units with commercial use on the ground floor.

Weymouth Bowl



The site is an enclosed 'urban block' that sits within Weymouth's Old Quayside conservation area. It is in immediate proximity to the harbour, though being completely surrounded it has no actual waterside frontage. The narrow lanes St Nicholas Street, West Street and

Johns Street define the north, east and west boundaries. The south boundary is enclosed by the buildings in Lower St Edmund Street. Neighbouring development includes a mix of residential and commercial use.

The Peninsula



**Development
site of
approximately
10.54 acres**

The Peninsula is the site of the disused ferry terminal, located to the southeast of the town, much of which is currently used for car parking.

Comprising approximately 10.54 acres (approx 4.3 Ha) this site presents an exciting and unique opportunity for an incredible waterside development. Pre-application discussions have taken place to reflect the outcomes proposed in the

LUF bid including circa 210 residential dwellings, a 72-bed hotel, a destination restaurant and over 5000sq.m of retail and commercial floorspace. The working fishing harbour will remain on the southern edge of the Peninsula and presents opportunities for maritime retail and storage, together with potential improvements to the harbour experience.

The land at present is vested in the

The Peninsula



Harbour and a process is underway to amend the Harbour Revision Order which will free up large parts of the site for development. Given the programme for these legal changes, procurement for development of this site is unlikely to start before mid-2025. However, we will be pleased to discuss ideas for structuring the deal and are open minded about the ultimate outcomes for the site. We do not expect to seek planning consent on our own behalf.

Parking for a hotel and residential uses is expected to be included together with high quality public realm and open space improvements.

Through Levelling Up Funding, £10m of repairs and strengthening to the Peninsula's sea walls are due to be carried out this autumn along with the provision and relocation of utilities. A comprehensive pack of information on ground conditions and planning information will be made available.

West Marina sites



**Development
site of
approximately
3.08 acres**

Enabled by Levelling Up Funding we are purchasing two sites to the west of the marina comprising approximately 3.08 acres (approx 1.28 Ha), one with harbourside frontage alongside Westway Road and the other set back to the west of Westway Road.

There are a number of further opportunities for land assembly and the inclusion of land already owned by the council.

The combined sites could enhance harbour and marina activities, improve road layouts, and provide some form of mixed residential and commercial scheme.

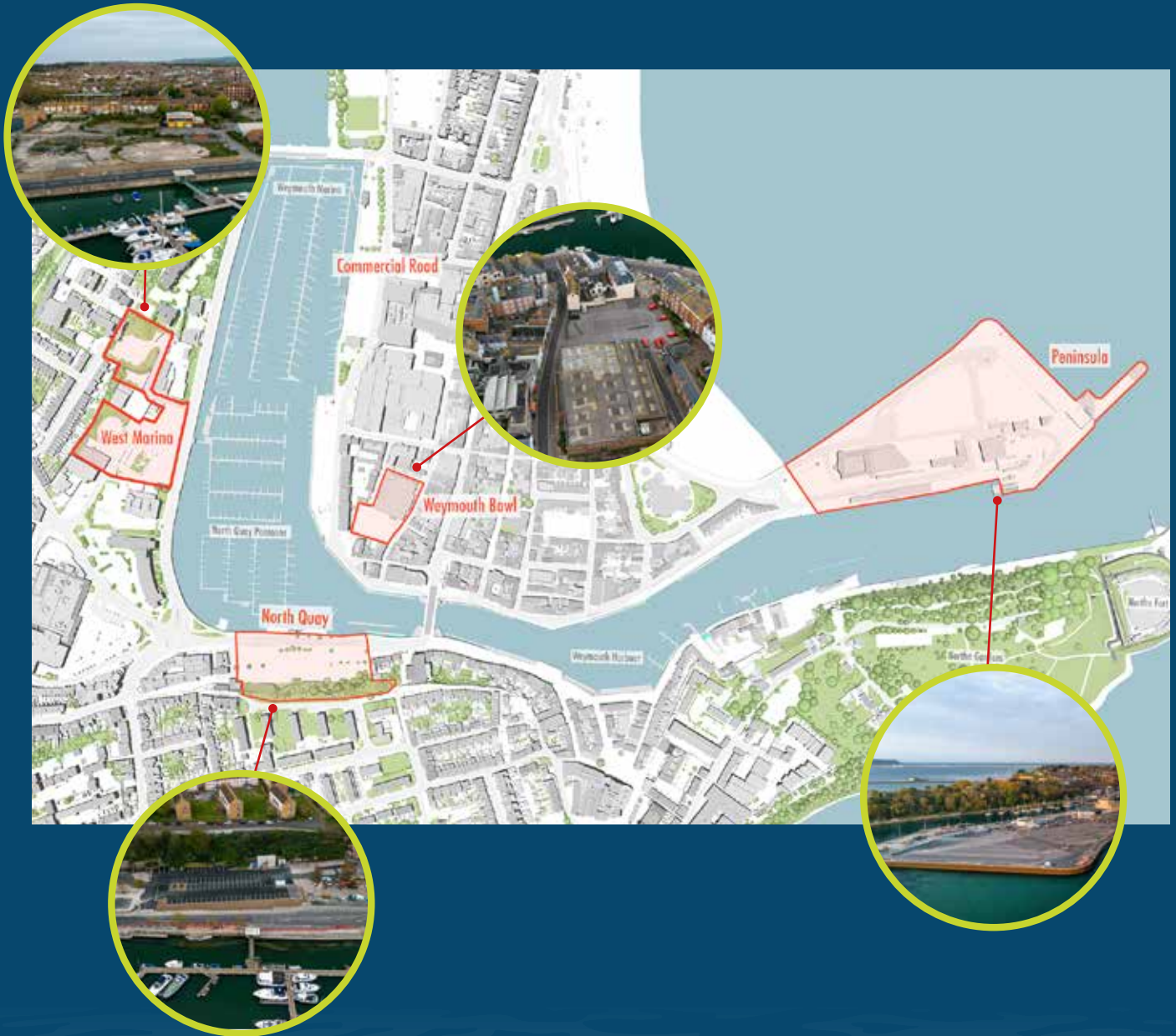
West Marina sites



It has also been suggested that, at the right location, a national or regional facility of some description could be attracted to Weymouth.

The site outcomes could also be related to other sites in Weymouth including Commercial Road, shown on page 14.

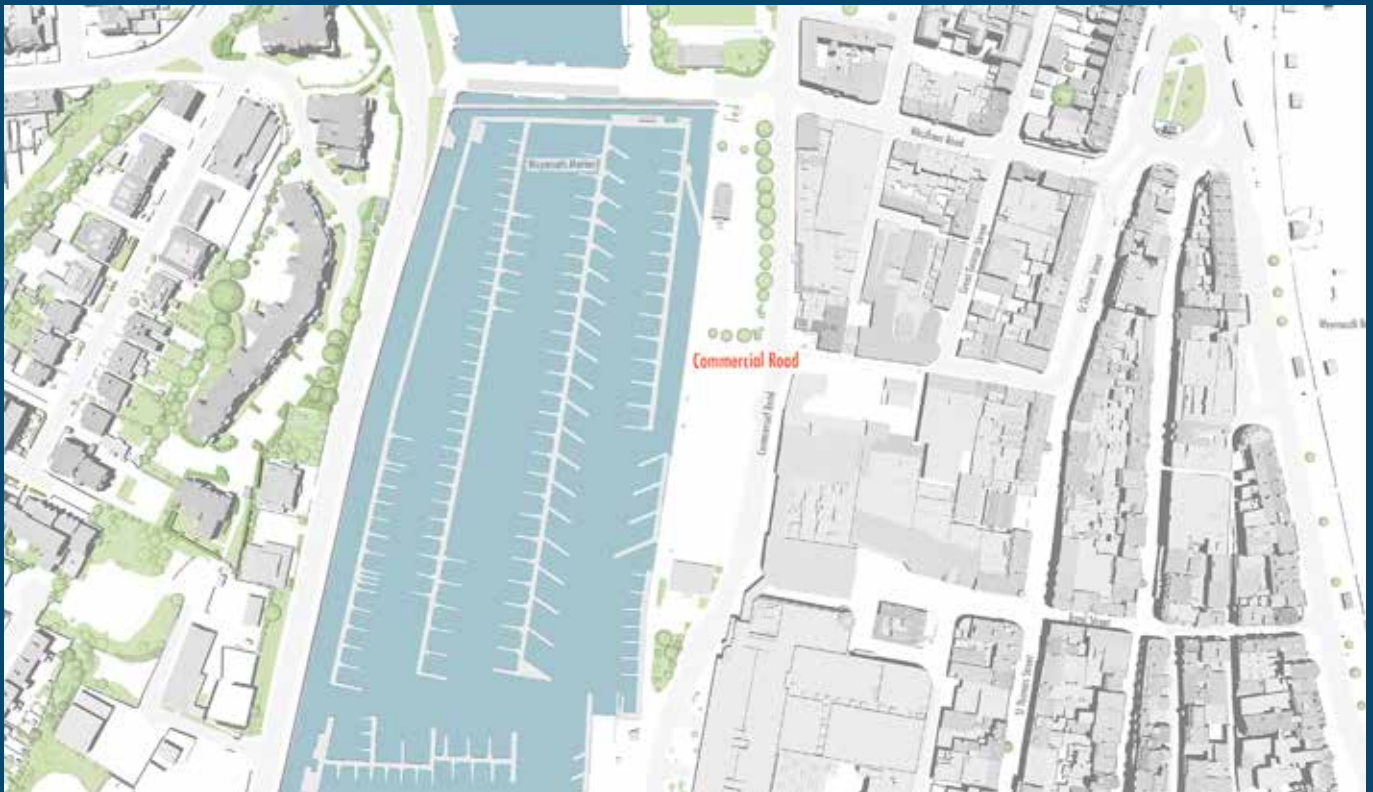
Key sites for development



Other opportunities

The council owns several pockets of harbourside land currently in use as car parks along Commercial Road, located to the west of the town centre comprising approximately 1.39 acres (approx 0.56 Ha). While no improvement plans are currently proposed for these areas, we welcome discussions as to the future of these sites and their relationship to existing opportunities.

Within walking distance of the beach, amenities and public transport, mixed use development along the harbourside focused on restaurant and café uses on the ground floor have potential, along with new residential units above ground level. Consideration must be given to the relationship with the working harbour area including dedicated parking.





Weymouth the town

Weymouth is located on the English Channel coast, at the mouth of the river Wey, 7 miles south of Dorchester and 5 miles north of Portland and has a population of around 52,000. It is accessed from the A35 at Dorchester by the A354 and has direct rail and bus links to both London and Bristol.

A popular tourist and recreation destination, Weymouth offers beautiful seascapes and built heritage, surrounded by the Dorset National Landscape. The Jurassic Coast, within which the town is located, is England's first and only Natural World Heritage Site, recognised globally for its rich geology.



Weymouth's historic and bustling working harbour lies at the heart of the town. It offers a great base for visiting areas of outstanding natural beauty along the Jurassic Coast such as Durdle Door and Lulworth Cove. High quality restaurants offer sea-to-plate fine dining experiences, serving the freshest caught fish and shellfish in an enviable quayside setting.

Weymouth's jewel in the crown is its golden sandy beach which frequently wins awards, including the Times and Sunday Times 'UK's Best Beach' in 2023' accolade. With fine golden sand, crystal clear bathing water, traditional Punch and Judy shows, and donkey rides Weymouth continues to be popular with locals and visitors.

However, much like other coastal communities in the UK, Weymouth also has its challenges with pockets of deprivation and examples of lower social mobility. Its economy is largely dependent on tourism which offers low, seasonal wages. The marina area is currently dominated by busy roads and car parks which all face away from the town's biggest asset – its waterside frontage – something these development sites aim to change.

The long-term attractiveness of Weymouth as a national and international visitor destination offers a very high quality natural and built environment, hospitality and retail venues, and year-round leisure activities.

North Quay

Key site plan

Development site of approximately
2.23 acres (0.9 Ha)



Weymouth Bowl

Key site plan

Development site of approximately 0.92 acres (0.37 Ha).



The Peninsula

Key site plan

Development site of approximately
10.54 acres (4.3 Ha)



West Marina sites

Key site plan

Development site of approximately
3.08 acres (1.25 Ha)





Contact details

Nick Webster

Head of Growth and Economic Regeneration

nicholas.webster@dorsetcouncil.gov.uk

Carly Galloway

Service Manager Business Operations

carly.galloway@dorsetcouncil.gov.uk

Jessica Maskrey

Service Manager Asset Strategy

jessica.maskrey@dorsetcouncil.gov.uk



For more information visit **dorsetcouncil.gov.uk**



Dorset
Council