

North Somerset Futures Local Development Framework

Dolphin Square Supplementary Planning Document (SPD)



Dolphin Square Supplementary Planning Document

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1. Introduction

The Weston Town Centre Area Action Plan (WTCAAP) is currently in its early stages of preparation with the Issues and Options consultation having been completed in November 2007. Final adoption of the document is expected (at the earliest) by 2010. The WTCAAP has identified Dolphin Square as a development opportunity.

Given the significant potential regeneration benefits of the site and the fact that it is mainly in Council ownership, it is hoped that comprehensive redevelopment of this site will proceed at a much faster rate than the adoption of the WTCAAP and will kick start the much needed regeneration of the town centre.



Therefore, the Council has decided to produce this Supplementary Planning Document (SPD) to quickly provide a detailed planning policy framework for the redevelopment of the site, consistent with the North Somerset Replacement Local Plan, particularly Policy E1/A, prior to the adoption of the WTCAAP.

SPDs do not require an independent examination and hence can be produced at a much faster rate than an AAP. Whilst they don't form part of the statutory development plan, they are a material consideration in determining planning applications (and if necessary any Compulsory Purchase Order), particularly if they have been subject to rigorous

procedures of community involvement. The process and anticipated timescale for the production of the Dolphin Square SPD is shown in Figure 1.

During the preparation of this Draft SPD, as part of the pre-production process, North Somerset Council consulted key external stakeholders and landowners within the town centre, as well as carrying out extensive internal consultation.

Government guidance currently requires all SPDs to be accompanied by a Sustainability Appraisal (SA) which considers the social, environmental and economic impact of the document. Such an SA is being prepared alongside the main document and will be available for public consultation together with the SPD.

2. Location and Site Description

The site is situated at the southern end of the High Street in Weston-super-Mare town centre and includes Dolphin Square with its covered market and car park, Sands Nightclub, the Oxford Restaurant and Takeaway (No2a–2b Oxford Street), the Chicken Inn (No 12–16 Oxford Street) and Carlton Street Car Park opposite, including Scally's Pub and the former National Association of Local Government Officers (NALGO) building.

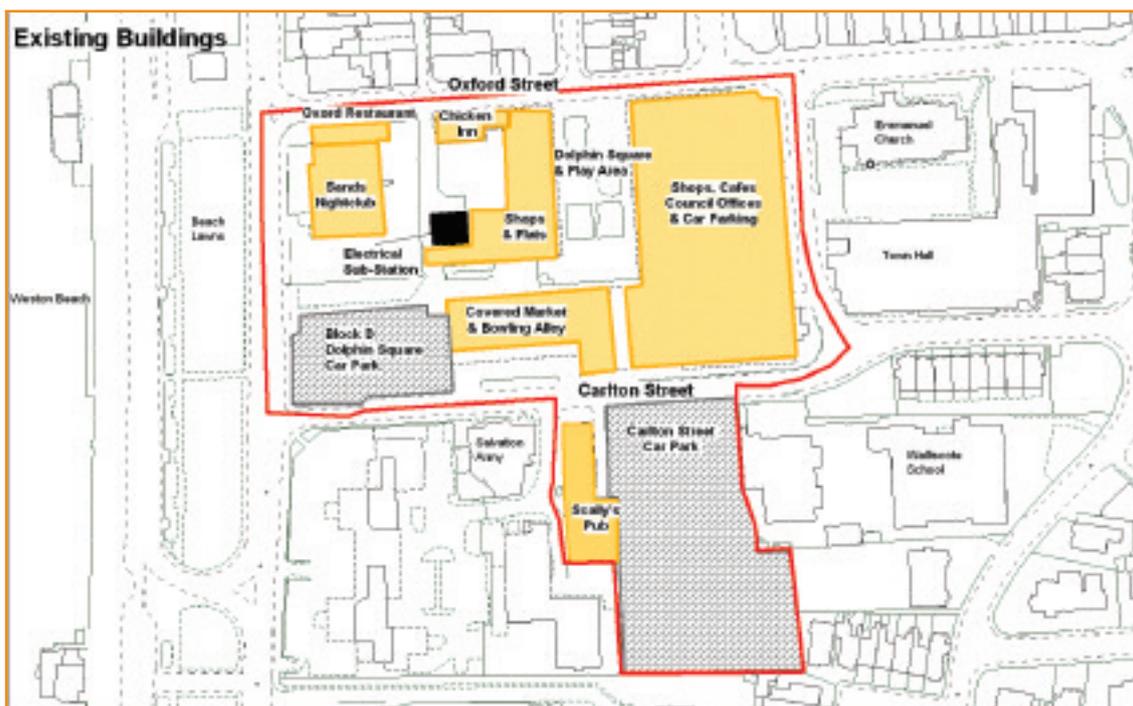


Figure 2: Site Plan

Dolphin Square is 2.62 hectares in size and is predominantly in Council ownership subject to a long leasehold interest by Kilmartin and other private owners. Dolphin Square is a courtyard development with a five-storey, four-storey and two-storey building constructed in the 1960's surrounding a public open square with children's play facilities. The buildings have very limited architectural merit and are not considered worthy of retention. Its current uses consist of approximately 3,400 m² of office space, 200 car parking spaces at 1st floor level, 18 residential flats (subject to short-term tenancies), 19 shops and cafes covering about 3,300 m², a covered market with market stalls measuring 1,100 m² and a ten pin bowling alley with the same floorspace.

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The **Chicken Inn** is a restaurant/take away of about 187 m² situated in a single storey building along Oxford Street, which is physically attached to the back of one of the Dolphin Square buildings and is equally not considered to be of any architectural merit (see photo no.1).



Photo No.1 – The Chicken Inn



Photo No.2 – No 2a and 2b Oxford Street

No 2a and 2b Oxford Street is a three-storey corner building dating from the 1930's, in private ownership and currently occupied by The Oxford Restaurant and Takeaway at ground floor level with an approximate floorspace of 165 m² and 1 residential flat above (see photo No.2). The building wraps around the corner of Oxford Street and Beach Road and forms a strong entrance to this corner from the seafront. It also provides a set-back building line along Beach Road which gives enough width to allow outdoor seating overlooking the Beach Lawns. Whilst the building is not in a bad condition, its ground floor facade has been altered substantially in the 1960s and hence, it is not considered to be of special architectural merit that would make its retention essential in a redevelopment scheme.

The building occupied by **Sands Nightclub** facing Beach Road is a single-storey, flat-roof building in private ownership with no architectural merit, making no use of its primary seafront location. The floorspace is approximately 780 m².

Block D, Dolphin Square surface car park has 125 spaces at surface level fronting onto the sea. The surface is neither bound nor does it have delineated bays. Again, this is a completely underused site of 0.24 ha in a prime location. The site is jointly owned by the Council and Kilmartin.

Carlton Street Car Park to the south of Carlton Street has 200 delineated car parking spaces at surface level. Carlton Street Car Park is in Council ownership and extends to 0.53 hectares in size.

The former **NALGO** building is a small, single storey building of about 108 m² in size, is in Council ownership, currently used for storage by the Council and only accessible from the Carlton Street Car Park side (see photo No.3). It is of no particular architectural merit.

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Scally's Pub is a well known Biker's pub with a floorspace of about 285 m² in private ownership. The Pub contributes to the conservation area in that it is the last example of pre-war development on the site and as such its integration into any scheme should be carefully considered. (see Photo No.4).



Photo No.3 – The NALGO building with its entrance from Carlton Street Car Park



Photo No.4 – Scally's Pub

Looking at the current land-uses of the site, the split is as follows:

Land Use	Gross Floorspace (sq.m)
Office	3,400
Retail (A1/A2)	3,050
Covered Market Stalls	1,100
Retail Total (A1)	4,150
Restaurant/Cafes Dolphin Square	250
Oxford Restaurant and Take Away	165
Chicken Inn Restaurant and Take Away	187
Scally's Pub	285
Retail-Restaurant/Café/Pub (A3/A4/A5)	887
Sand's Nightclub – (Sui Generis)	780
Leisure (Dolphin Square)	1,100
Leisure Total	1,880
Residential (in units)	19
Car Parking (Block D, Dolphin Square)	125
Car Parking (Somerset House)	200 (57 public)
Car Parking (Carlton Street)	200 (including 9 disabled)
Car Parking Total Spaces	525 (public 382)

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Looking at the surroundings of the site, starting from the south, Carlton Street Car Park, the NALGO building and Scally's Pub are surrounded on the western, southern, and south-eastern side by residential properties (see Photo No.5) , many of which have ground and first floor windows facing into the site. To the east of Carlton Street Car park is Walliscote Primary School, a Grade II listed building and the Carlton Centre used for adult education.(see Photo No.6).



Photo No.5 – Residential properties facing Carlton Street car park



Photo No.6 – The Carlton Centre and Walliscote Primary School

The Dolphin Square buildings along Union Street face the Town Hall and Emmanuel Church to the east. To the north, along Oxford Street is a mix of buildings and uses, mainly retail and leisure at ground floor with residential above. Most buildings along Oxford Street are up to three-storeys high and display a variety of architectural styles (see photo 7). The north-eastern corner of Dolphin Square forms a visual end point when looking down the High Street.



Photo No.7 – Looking west along Oxford Street

To the west of the site are the Beach Lawns and to the south is the Salvation Army building and a high-rise residential development of 8 storeys.

The site forms a transition point between the northern side, facing main thoroughfares, shops and the High Street and the southern part being surrounded by residential and educational uses.

With regard to traffic, particularly along Oxford Road and Beach Road, the volume of traffic is quite high and does not allow pedestrians to cross the road (unless at designated points), nor does it provide for a calm, pedestrian friendly environment which would encourage outdoor seating/café culture.

The Urban Design section deals in more detail with the implications of the site surroundings for any redevelopment proposals.

3. Constraints

The Local Plan identifies the western part of Dolphin Square and Carlton Street Car Park as within the Beach Lawns Conservation Area and the flood plain includes the properties fronting the seafront. Emmanuel Church and Walliscote School just outside the site are Grade II listed buildings. There is a need to retain and maintain access to the electricity substation that currently lies almost in the middle of the Dolphin Square site. Whilst this could be relocated, the associated costs might prove prohibitive.

Existing neighbouring uses such as the school to the east and the residential uses to the south and west also pose indirect constraints in terms of safety, security and amenity issues and any development will have to comply with the requirements set out in Policy GDP/2 with regard to environmental health issues.

These issues are further dealt with in Section 5.3 below.

4. Planning Policy Framework

Development proposals must comply with relevant policies within the adopted Joint Replacement Structure Plan and the North Somerset Replacement Local Plan. The site is allocated as a priority regeneration and redevelopment area under Policy E1/A of the North Somerset Replacement Local Plan (*see Appendix 1*). In addition to Policy E1/A of the North Somerset Replacement Local Plan there are a number of other relevant policies, highlighted in each section below, with which any future planning application will need to comply to secure planning permission.

5. Principles of Development

The re-development of Dolphin Square represents an exciting opportunity to upgrade the environment of the town centre, act as a catalyst for the regeneration of the surrounding area and provide much needed additional retail floorspace in a central location to compete with other nearby destinations, such as Bristol, Bath and Taunton town centre.

Policy E1/A sets out the main objectives any future development should achieve on the site:

- Make a positive and distinctive contribution to the existing built environment;
- Promote more efficient use and re-use of land and premises including the intensification of land-use activities;
- Increase the diversity of land use activities;

- Provide investment opportunities;
- Contribute to improving the environmental quality and strengthen transport and other linkages in and around the Town centre and Seafront; and
- Capitalise on the coastal setting and promote sub-regional role and function of the Town centre.

5.1 Urban Design

Following on from the site description above, the vast majority of buildings on the site are not considered worthy of retention which gives considerable freedom to develop an imaginative new scheme.

Any redevelopment of the site has to demonstrate how its design has been informed by the context of the site and is in accordance with the requirements set out in policy GDP/3. The urban design should orientate itself on the tight urban grain and traditional street patterns to the north of the site that reflect the historic north to south alignment and link wherever possible with the established streets. This would result in clear and legible perimeter blocks with a clear distinction between public and private areas.

Particularly along Oxford Street and the seafront it is critical that uses at ground floor level provide active frontages throughout the day and evening. The corner with High Street and the junction with St James Street are particularly critical nodes for pedestrians which should provide a clear visual and activity focus to draw pedestrians south and improve the pedestrian activities along High Street and St James Street.

The layout of the public realm areas should always meet the needs of disabled people. In particular, the design of 'Shared Spaces' should consider the needs of disabled people and be designed to make disabled people comfortable in using the space. Research on these issues undertaken by the Guide Dogs Association for the Blind suggest that segregation should take the form of a step-down-to-danger with kerbs being at least 50mm in height. Opportunities to integrate a clear sense of place and way-finding design into the public areas should be maximised which goes beyond simple signage.

5.1.1 Building Heights

Given the surroundings of the site, buildings along **Oxford Street** should provide a strong frontage with active ground floor uses and should orientate themselves on the existing building heights along Oxford Street. Given the visual prominence of the corner Oxford Street/Union Street at the end of the High Street, a landmark building of exceptional architectural design should be provided there to act as a visual focal point and draw people in from the High Street. Equally, this area could be used to provide a second, central square, with buildings around it, motivating pedestrians to go south along the High Street.

Along **Union Street**, storey height should take account of the narrowness of the street, the height of the existing council offices opposite and to respect the setting of the Listed Church. Again, a higher and more prominent corner building could be erected on the corner of Union Street and Carlton Street to provide a visual landmark for people arriving in town and travelling down Walliscote Grove Road.

Along **Carlton Street** there is scope for taller buildings across the whole length of the frontage, however, any design needs to carefully take into account the potential impact that taller buildings could have on the existing School buildings, the single storey Salvation Army building and the existing residential properties to the south with regard to overlooking issues (see policies GDP/2 and GDP/3).

Along the **seafront**, there is also potential for taller buildings. Again, any design needs to demonstrate how it has taken into account existing building heights along Beach Road. If No.2 Oxford Street were not to be retained, this would create an opportunity for another landmark building on this important corner.

On the **Carlton Car Park** area, any new building and land use needs to be informed by the surrounding land uses and heights, taking into account potential conflicts with residential amenity and safety with regard to the school use.

5.1.2 Links With The Town Centre And Seafront

It is important that the development on the site is fully integrated with the town centre and seafront, making full use of its location between the main shopping area, the seafront and the Tropicana site and the seafront and the station (as shown on the primary pedestrian network plan developed for the Civic Pride Enhancements for Weston-super-Mare). Key pedestrian routes **through** the site should thus be provided. These are not intended to be 'straight routes' but to allow a pedestrian connection between the different points:

- From St James Street through to the new uses on the Carlton Street Car Park, providing a new route to the town centre helping to increase pedestrian footfalls in St James Street with its developing café culture and the southern part of the high Street.
- From the corner of High Street/Oxford street/Union Street to the corner of Beach Road/Carlton Street to provide a new link from the bottom of the High Street to the Tropicana redevelopment site.

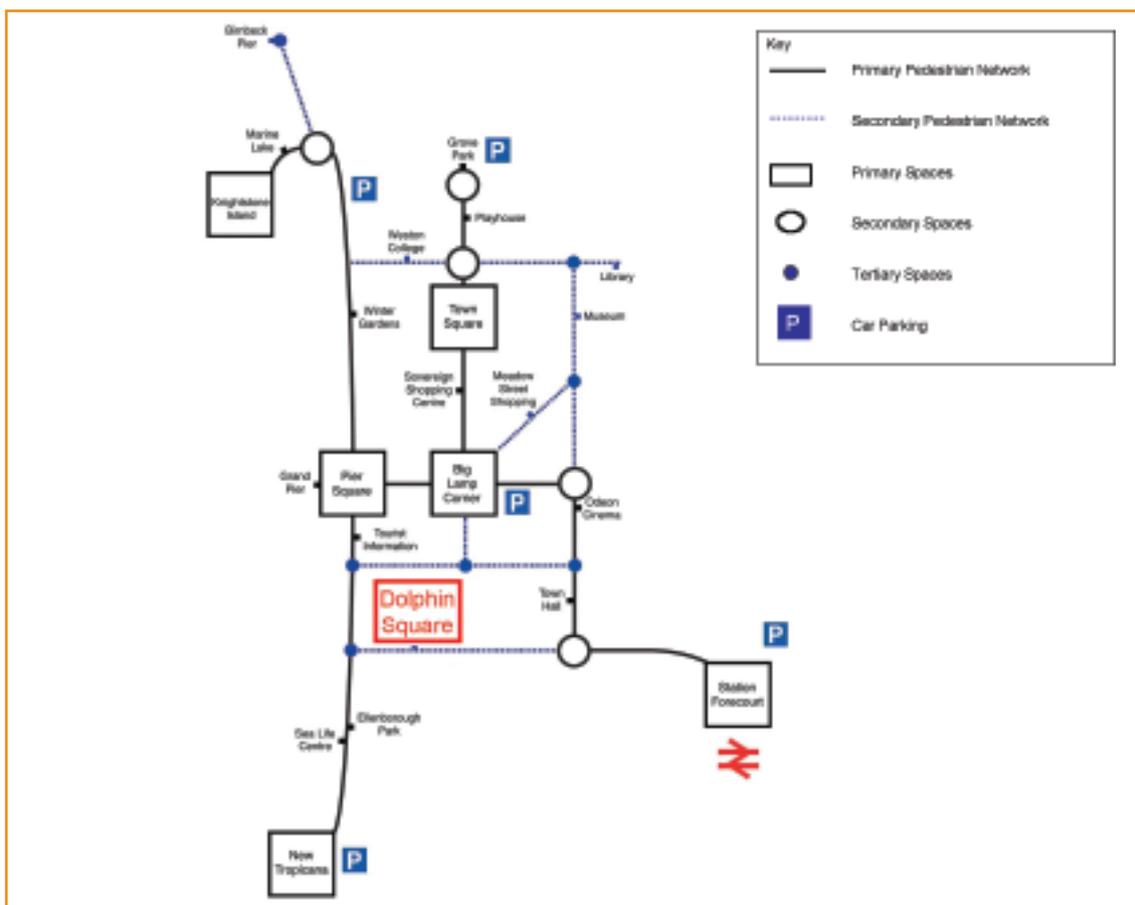


Figure 3: Weston-super-Mare – Primary Pedestrian Network

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The site should also provide visual links to the town centre and seafront, by providing high-quality, landmark buildings which establish a clear visual focus for the new development in the following areas:

- Junction/Corner of High Street/Oxford Street/Union Street
- Junction of St James Street/Oxford Street
- Corner of Beach Road/Carlton Street
- Corner Carlton Street/Union Street
- The Pier/Beach Road to Oxford Street

In order to allow for a more active frontage along Oxford Street, the traffic should be slowed down/reduced to allow a pedestrian friendly environment to develop (see Access and Highways section on the following page).

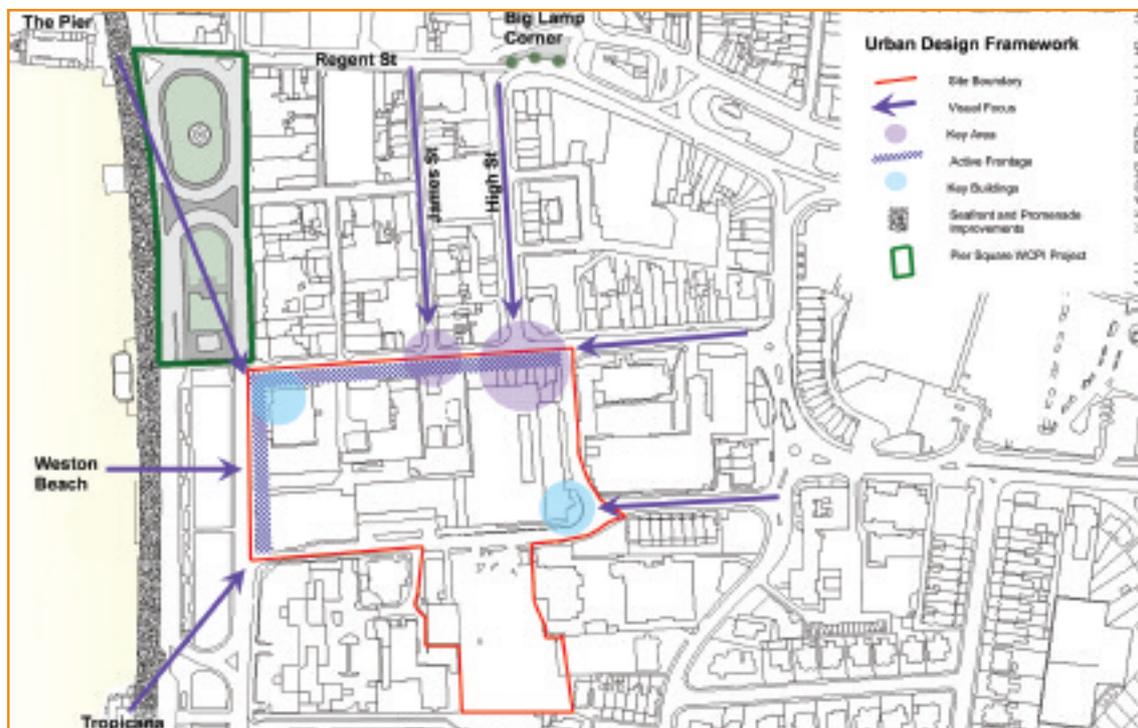


Figure 4: Urban Design Framework, Visual Links

5.1.3 Public Realm, Landscaping, Materials, Lighting

The development of Dolphin Square will both add to and provide a significant investment into the surrounding public realm areas. As such proposals should aim to conform with the standards for material, lighting, way-finding and public art as set out within 'Connecting Spaces, Places and People', the urban design framework associated with the Weston Civic Pride Initiative.

Lighting should be in accordance with the Civic Pride public realm lighting strategy. The use of creative low level lighting within civic spaces and the mounting of lights on buildings, rather than columns, is to be encouraged to minimise street furniture.

Planting needs to be robust and tolerant of the salt laden winds in this seaside environment. New trees in urban spaces will need to have adequate room for growth and be well protected or be semi-mature specimens that will resist vandalism. Within any car parking areas a high standard of materials and planting will be expected.

The design (in consultation with the local authority), laying out and maintenance costs of the public realm and landscaping will be provided by the developer. A commuted sum will be specified in a planning obligation.

5.1.4 Design out Crime

Crime prevention will be a material planning consideration in determining any planning application on this site. Design measures that reduce the risk of crime should be introduced at the earliest stage of the design process. The guiding principles of maximising natural surveillance and designing routes that are overlooked and busy should be a fundamental element of any design, and the development will have to demonstrate how it addresses 'Secured by Design' Standards.

5.1.5 Accessibility For People With Disabilities

The design of the development must take into account the needs of people with impairments and any scheme must be DDA compliant. Policy GDP/3 of the Replacement Local Plan seeks to ensure access issues are considered at an early stage in the development process and suitable access for people with impairments is a material consideration in determining a planning application.

5.2 Land Uses

Development should be for a mixture of the following uses:

5.2.1 Retail

At present there are approximately 4,150 m² of retail uses within the site. The site is within the town centre and performs currently a secondary retail destination. The Council's updated Retail Assessment identified a need for a further 9.752 m² of comparison goods and 1,566 m² of convenience goods in the town centre until 2011. It has also identified a need to attract retailers selling higher quality goods and brands than at present to attract higher income shoppers from the catchment area by providing larger shops and stores to enable them to display their full range of goods.

Given the location of Dolphin Square it has the potential to increase the prime retail area and create a dumbbell effect by providing a second major retail attraction at the southern end of the town centre (the other one being the Sovereign Centre) by drawing shoppers further south along the High Street. Thus, the Council considers this site to be a prime opportunity to accommodate a major part of the identified retail need until 2011.

Hence, the existing amount of retail on the site will need to be replaced (4,150 m²) and the site will have to make a **major** contribution towards meeting the identified additional need. The aspiration is that any proposal should seek to deliver 8,000 m² of retail floorspace.

The Weston Indoor Market forms part of Weston-super-Mare's unique retail offer. Indoor markets in many towns are tourist attractions in their own right. Hence, any planning application should consider the retention or upgrading of the indoor market.

5.2.2 Bars/Restaurants/Cafes

At present there are approximately 887 m² of these uses within the site. The Council's retail study has identified a demand from operators for another 1,585 m² to 2,230 m² of bars/restaurant/café uses. Again, any development proposal should replace the existing amount of these uses and should make a **substantial contribution** towards meeting the identified need.

With regard to the location of these uses within the development, they should be split between units fronting the seafront and units situated within the development so as to break up retail frontages and create some activity outside of normal shopping hours. This is particularly important in the major public realm areas where a café culture can increase public surveillance and boost the night-time economy. Care must be taken to ensure there is no conflict between these uses and any existing residential uses around the site or new residential units within the site. St James Street area regeneration has already stimulated a night-time economy and café culture which this development should complement.

5.2.3 Leisure

Having regard to PPS6, Dolphin Square is a town centre site which would be well suited to accommodate leisure uses, such as cinema, ten pin bowling alley or sport facilities. The Donaldson study had assumed that the Tropicana development with similar uses would go ahead prior to Dolphin Square, which would reduce the demand for such uses considerably. However, any developer has to assess viability relating to such uses on site and the Council would welcome proposals which would complement the anticipated uses in the Tropicana and would result in a more vibrant evening economy.

5.2.4 Offices

The existing office accommodation of 3,400 m² should be replaced. The Council would also encourage additional office space as part of a vibrant, mixed-use scheme.

5.2.5 Residential

Currently there are 19 residential units within the site (18 at Dolphin Square and 1 at No 2a-b Oxford Street). The site is in a highly accessible location and would thus support increased residential uses. However, any proposal would have to demonstrate how it complies with Policy H/1 of the Replacement Local Plan which states that *“Housing development in excess of 10 dwellings in Weston-super-Mare will have regard to the overriding principle that this will be limited until more closely in balance with employment development. Planning permission will not be granted where the proposed development would lead to greater imbalance.”* Hence, the creation of new jobs and the number of new residential units will have to be carefully balanced on this site.

However, given the importance of this brown-field site for the regeneration of Weston-super-Mare, it is understood by the Council that the balance of residential units to jobs might have to be treated with some flexibility to make the site financially viable and ensure delivery. Financial information submitted in support of this, will be carefully scrutinised.

5.2.5.1 Housing Density, Type and Mix

Policy H/3 requires densities of 30–50 dwellings per ha taking into account the character of the locality and its sustainability. If the new residential units and jobs can be brought into balance on the site, then due to its highly accessible location, the site is considered to be able to achieve higher densities than those set out in Policy H/3.

Having regard to newly published PPS3, the Council will expect a mix of dwelling types and sizes to establish a mixed community on the site incorporating an element of low-cost market housing.

5.2.5.2 Public Open Space for new residential population

In accordance with Policy CF/1, any redevelopment providing additional residential units will have to demonstrate that local provision of public open space is adequate to accommodate the needs of the new residential population. If that is not the case, due to site constraints, it is expected that an off-site contribution is made towards providing adequate open space within the catchment area of the development.

5.2.5.3 Affordable Housing

In accordance with Policy H/4 (and the Affordable Housing SPD), the Council will seek 30% of affordable homes from the site, evenly distributed throughout the site and with a tenure mix of 75% social rented and 25% of intermediate housing, as identified in the Council's Housing Need Study.

5.2.5.4 Residential Accessibility Standards

The Council will require a proportion of the residential units to be designed to mobility standards to reflect local requirements. The provision of 20% to mobility standards would reflect the existing proportion of households in North Somerset in need of that type of accommodation. Dwellings designed to mobility standards should extend across all tenures on the site.

The Council will encourage developers to enhance access to new homes by making use of the 'Lifetime Homes' standards promoted by the Joseph Rowntree Foundation. 'Lifetime Homes' standards seek to make homes more adaptable, convenient, safe and accessible than has traditionally been the case. They can be suitable not only for households that already include a disabled person, but also for those where people develop disabilities through accident, illness or old age. Under such circumstances, it is considered less disruptive if homes can be adapted to meet changing needs; this adaptability is an important aspect of sustainable development. These design features do not necessarily involve major increases in space standards and so need not necessarily involve significant extra costs.

5.2.6 Other Community and Tourism Uses

This town centre site is also suited to accommodate a number of other uses, such as a library, health centre, museum or other visitor attraction due to its central location, the desire to achieve a fully mixed-use scheme and the identified lack of those facilities within central Weston-super-Mare.

5.3 Other Planning Requirements

5.3.1 Access And Highways

The development will be required to meet transportation and highway safety objectives set out in the North Somerset Replacement Local Plan and Joint Local Transport Plan. Specific details will be dependent on the final form and content of the proposals but should ensure that the site is easily and safely accessible by foot, cycle and public transport. The development should support the creation of cycle routes to/through the town centre in accordance with Weston-super-Mare's Walking and Cycling Strategy. A Transportation Assessment will be required with any planning application and will need to address the following issues:

- the need to provide safe and direct pedestrian access from the site to the High Street, St James Street and the seafront to help create a calm, pedestrian friendly environment;
- managing traffic flows in adjacent streets that would be affected by the redevelopment (e.g. Oxford Street and Carlton Street);
- encouraging more sustainable transportation alternatives to the private car, including a comprehensive travel plan for visitors, residents and workers (incorporating a travel plan co-ordinator, transport information 'hub' and car club);
- improving safety for all highway users on adjacent streets (in particular for pedestrians and cyclists); and
- making provision for cycle parking and storage.

5.3.2 Parking

At present there are approximately 525 off-street car spaces contained within the existing Dolphin Square and Carlton Street Car park – 143 of these within Dolphin Square are used operationally by the retail/restaurants/offices on the site and hence there are 382 publicly available spaces. To ensure the economy of the town centre is not adversely affected it is imperative that **during the development of the site** a minimum of 150 public car parking spaces are retained and made publicly available for short-term stay at any one time.

The **final** numbers of parking spaces for cycles, motorcycles and cars and its location will depend on the scale of development and proposed uses and will be assessed against the standards set out in Policy T6 of the North Somerset Replacement Local Plan. The scale of parking will need to reflect the site's central location and the availability of public transport (including Park and Ride). Any development should meet the minimum Department for Transport standard for the number of disabled car parking bays. The sharing of car spaces between various uses will be a requirement.

5.3.3 Setting Of Listed Building, Conservation Area and Beach Lawn Historic Park/Gardens

Walliscote Primary School and Emmanuel Church are both Grade II listed buildings (see plan below). Any development proposals must accord with policy ECH/4 and PPG15 in that they must preserve or enhance the setting of those listed buildings.

A substantial part of the site, including Sands, No2 Oxford Street, Carlton Street Car park and Scally's Pub (see plan below) are situated in the Beach Lawns Conservation Area. Any development proposal must demonstrate how it complies with policy ECH/3 and any buildings to be demolished in the Conservation Area, will require separate Conservation Area consent.

In addition, the Beach Lawns are designated as (unregistered) Historic Parks/Gardens and any development thus needs to demonstrate in accordance with Policy ECH/5, that it will not harm the setting and/or historic character and appearance of the Beach Lawns.



5.3.4 Archaeology and Contamination

Whilst the Council is not aware of any archaeological remains on the site, any application will need to provide an Archaeological Desk Top Study in accordance with policy ECH/6.

Given the current uses, it is not expected to find heavy contamination on the site. However, in accordance with Policy GDP/2, any application should be accompanied by a contamination Phase 1 Desk Study to demonstrate that there is no significant level of contamination on the site.

5.3.5 Flooding

As part of the site lies within the floodplain, a Flood Risk Assessment (FRA) will need to be undertaken in accordance with Policy GDP/4 which considers all sources of flooding on the site and potential contamination risks. It is recommended to undertake early pre-application discussions with the Environment Agency to establish the format and detail of the FRA and to identify potential issues and costs associated with Flooding.

A Construction Environment Management Plan will need to be supplied to ensure the development would not lead to pollution of the water environment

5.3.6 Sustainable Construction and Water Conservation

The new development should be sustainable both during construction and operation.

Policy GDP/3 of the North Somerset Local Plan sets out requirements for new buildings to be sited and designed with regard to energy considerations. Development incorporating innovative fuel technologies as well as minimising energy consumption will be encouraged. Water conservation and water minimisation techniques should also be adopted. Some of these techniques include:

- Maximise passive solar gain, e.g. by favouring southerly orientation of windows and avoiding large windows with a northerly aspect. Buildings that share side-walls also generally benefit from reduced heat loss.
- Community heating schemes including combined heat and power (CHP) could have a role for this site.
- A written appraisal of how sustainable construction principles will be incorporated into the development will be required and the Council will expect the development to generate a minimum of 15% of predicted energy requirements through on-site renewable energy generation systems.
- Water efficiency measures such as rainwater recycling and the use of water-efficient internal appliances and systems should be incorporated into any scheme

5.3.7 Waste

The provision of a robust waste collection regime is vital to the smooth operation of the development over the years. A large number of complaints will potentially be generated if the scheme is not adequate for the tenants.

Domestic Properties

- Residential areas – work on 4–6 domestic units per 1 100 litre wheeled bin. Depends on: age of residents, amount of recycling undertaken by the residents, lifestyle (students, couples, families).
- Offer recycling of glass, paper and cans in 360 litre wheeled bins in same area as refuse bins or in an adjacent store. Convenience of disposal will mean a higher participation rate.
- Storage areas should be open, if possible to allow odours to disperse
- Space constrained to avoid bulky items being deposited in the bin storage area, fridges, washing machines, etc.
- Storage areas need to be capable of being washed down thus need drain and gully grid
- Space should be allocated to allow for a future expansion of recycling products, food waste, green waste, cardboard, etc.
- If bins are intended to be emptied under the building adequate headroom and turning must be ensured, if to be moved outside, access to road must be flat and up to 20 metres.

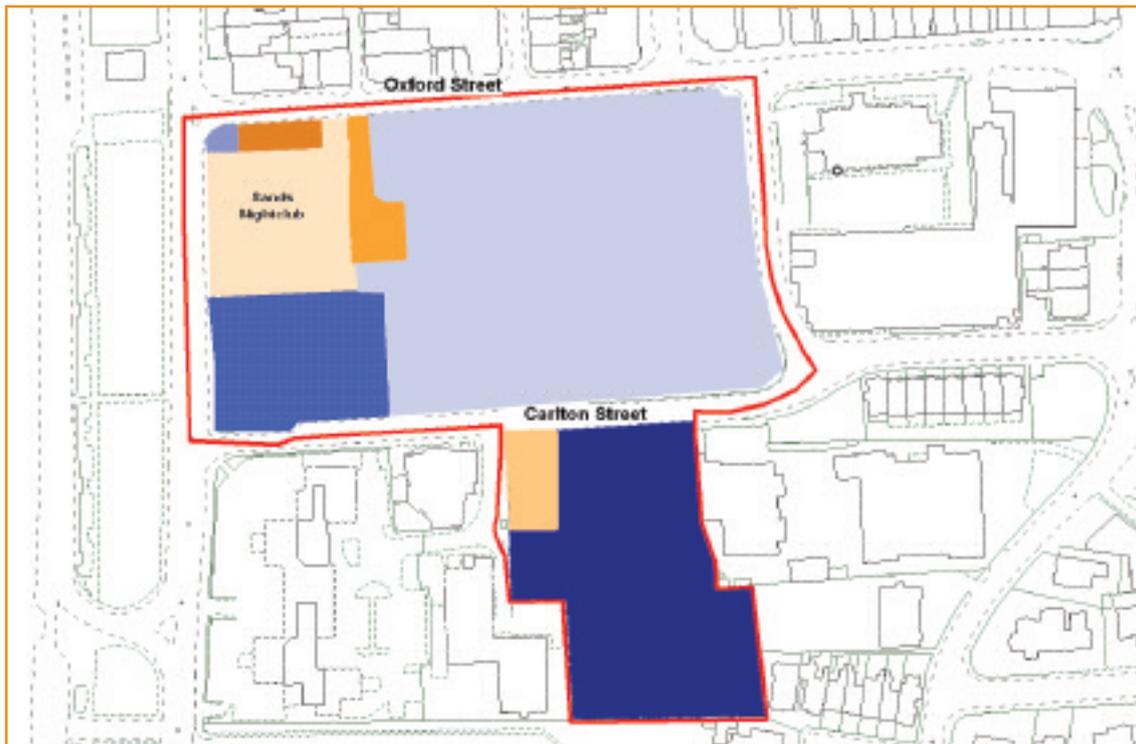
Commercial Properties

- Commercial waste – should not be in same area as domestic bins or producers may be tempted to use them to save their costs.
- Commercial premises may choose from a range of contractors, must ensure easy access for all firms.
- If bins are intended to be emptied under the building must ensure adequate headroom and turning, if to be moved outside must ensure that access to road is flat and up to 20 metres.
- Office waste – provision to be made for quality waste paper to be recycled and possibly other office waste, toner cartridges, light fittings, etc.

6. Implementation

6.1 Ownership

The land ownership is currently fragmented. The plan below shows current land ownership on the site.



-
-  Sands Night Club – Private Ownership
 -  Oxford Café – Private Ownership
 -  Scally's Pub – Private Ownership
 -  Electric Sub-station & Access
 -  Carlton Street Car Park & NALGO building – NSC
 -  Corner of Oxford St/Beach Road - NSC
 -  Beach Road Car Park – jointly owned by NSC & Kilmartin
 -  Dolphin Square – NSC (long lease to Kilmartin)
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6.2 Comprehensive Redevelopment and Land Assembly

The Council expects the site to be developed in a comprehensive manner to achieve the objectives set out in Policy E1/A and this SPD, which is essential to achieve the regeneration of Weston-super-Mare town centre in line with the North Somerset Replacement Local Plan. Planning applications need to demonstrate how they achieve the regeneration of the area and the wider town centre. The developer will need to provide evidence that the scheme supports the regeneration of the whole site in all respects (including financial viability, layout, permeability and architecturally). Applications for parts of the site are unlikely to achieve all of the objectives.

Accordingly, as a first stage, the Council expects to receive a **Master Plan** from the developer that demonstrates how the planning policy framework set out in this SPD will be translated into more specific outcomes. This will enable matters of phasing, coordination of sites and planning obligations to be dealt with in a comprehensive manner. As this site is considered 'significant' in accordance with the criteria set out in the Council's Statement of Community Involvement, the development of the Master Plan should be subject to extensive public consultation and the developer will need to demonstrate how this has informed the final version of the Master Plan.

Following approval of the Master Plan by the Area Planning Committee as a framework for detailed development control decisions, planning applications can be submitted in the form of outline, hybrid or full. It is likely that any application will actually be a hybrid of outline and full whereby some elements will be in outline whilst some, such as those parts of the development that must demonstrate that they comply with Policy ECH/3, ECH/4 and ECH/5 and PPG15 will be fully detailed.

The development that exists currently on Dolphin Square does not respect the grain of development in much of the town centre. The Council recognises that on a site of this size, to achieve diversity and a vibrant development that may take place over a number of years and to accommodate needs such as maintaining car parking provision throughout the development period, the development may need to be phased, but the essential connections and objectives will be identified and supported by the Master Plan. In addition this is considered to be a difficult site on which to encourage the necessary commitment to redevelopment by the private sector. Accordingly, where sufficient information is provided to enable a judgment to be made as to the impact of proposals on the Conservation Area, Listed buildings and historic parks and gardens, the Council is prepared to consider relaxing its position stated in paragraph 5.9 of the NSRLP that outline applications for development will not be acceptable.

If necessary, in order to implement the development, the Council, as main freehold owner of the site, is committed to using its compulsory purchase powers.

6.3 Format of Planning Submission

Master Plan

The Master Plan, must cover the whole of the area at a level of detail that indicates:

- the form of development for the site.
- how it is planned that the mixed uses will be distributed, (to demonstrate *'how the employment elements will integrate with and contribute to the longer term development of the respective neighbourhoods'* and to ensure they provide satisfactory environments in which both business and residential occupiers can thrive);
- the main access structure to serve the site and within it, to include main pedestrian, cycle and public transport routes, and links to external destinations
- outline of main townscape structures, to be retained and created and microclimatic factors to be considered.

In addition, the Master Plan must be accompanied by:

- a statement setting out the consultations that have taken place, the comments received and how they have influenced the final design and copies of background studies that have been used to inform the Master Plan;
- a statement explaining how the plans fit with the strategic infrastructure needs of the Weston Regeneration Area .

Planning Applications

Outline application(s) should include:

General

- Planning Statement to show how the application accords with Development Plan policies and to detail consultations that have taken place with the Local Planning Authority; and retail and leisure studies that support proposals.
- Supporting statements including Design Concept and Access statement.
- Draft heads of terms for planning obligations.
- Phasing and method statement for how the development will be programmed and how the town centre will operate at any point during the redevelopment.
- Identification of all other consents that will be needed to implement scheme.
- The condition of buildings where relevant to their retention.

Dolphin Square Supplementary Planning Document

Land Uses/Design

- Indicative layout.
- Scale parameters.
- Detailed layout plans, elevations, roof plans and street scenes related to existing buildings for those elements that lie within the Conservation Area or within the setting of listed buildings or that are considered to affect the setting of the Beach Lawns.
- Amount of development in terms of floor space.
- Crime prevention and security statement.
- Townscape assessment including features to be preserved /enhanced and proposed public realm strategy including public art and lighting strategy.

Access and Transport

- Indicative access points.
- Transportation Assessment.
- Draft Sustainable Travel plan.
- Parking and circulation strategy.

Environmental Considerations

- Sustainable construction, energy conservation and generation statement, including on-site energy generation.
- Biodiversity survey and statement.
- Noise impact assessment.
- Microclimate assessment of public realm and private open spaces associated with residential developments.
- Geotechnical and ground condition survey.
- Utilities statement.
- Site waste minimisation and management statement.
- Contamination survey.
- Comprehensive drainage and water management plans incorporating a Flood Risk Assessment (PPS25).
- Archaeological Assessment (if necessary).

Full planning application(s) or the element of a hybrid application requiring full details, or reserved matters application(s) on all or a part of the site should include all of the above plus:

- Detailed plans, elevations, layouts, roof plans, cross sections of buildings and where appropriate cross-sections relating to existing buildings etc.
- Existing and proposed levels.
- Odour impact assessment.
- Daylight/Sunlight assessment where development is in close proximity to residential buildings.

Applicants are advised to seek pre-application discussions with the Development Control (Major Applications) team at the earliest opportunity.

The Council's Statement of Community Involvement sets out how a developer should consult the public on major applications in Paras 3.11 to 3.19, including pre-application consultation.

6.3.1 Environmental Impact Assessment (EIA)

Due to the site area and location, any redevelopment scheme on the site falls under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 which might require the submission of a full EIA. Any applicant should thus request a screening statement from the Council, who will determine whether a full EIA is required or not. If an EIA is required, the applicant must compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.

6.4 Planning Agreement and Obligations

In accordance with Policy GDP/5 of the North Somerset Local Plan applicants will be required to provide necessary on and off-site infrastructure directly related to the proposed development either as part of the proposals, through the use of conditions attached to planning permissions, or through planning obligations (section 106 agreements). In particular, the residential development will create demand for additional education, youth, community and open space facilities and financial contributions towards the improvement of these services will be sought in accordance with the Council's policy contained in "Advice on Development Contributions".

Before granting planning permission, the Council will therefore require applicants to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 or subsequent legislation.

Dolphin Square Supplementary Planning Document

The heads of terms are likely to include the following list, however it should be noted that this is a preliminary list and is subject to change as the Council's requirements become more focused:

- Affordable housing at 30% of total dwellings.
- On site public realm and public open space improvements.
- Contributions towards maintenance of public realm.
- Off-site open space contributions.
- Contributions towards highway and transport improvements.
- Contributions towards education, youth and community facilities.

6.5 Limitation of Liability

The information contained in this brief is, to the best of the Council's knowledge, correct at the time of writing. However, the Council advises developers that it is their responsibility to check site conditions and availability of services before entering into any negotiations. Any views expressed by the Local Planning Authority are those which represent current policy at the time and may be varied by the Local Planning Authority as a result of any reassessment of appropriate planning policies or the needs of the Council as a service provider for the area at any time.

7. Appendix 1

POLICY E1/A – Revitalisation of Weston Seafront and Town Centre

Within the Weston Seafront and Town Centre areas as defined on the proposals Map, development proposals will be required to:

- i.** Make a positive and distinctive contribution to the existing built environment;
- ii.** Promote more efficient use and re-use of land and premises including the intensification of land-use activities;
- iii.** Increase the diversity of land use activities;
- iv.** Provide investment Opportunities;
- v.** Contribute to improving the environmental quality and strengthen transport and other linkages in and around the town centre and seafront; and
- vi.** Capitalise on the coastal setting and promote the sub-regional role and function of the town centre.

Priority locations for regeneration and redevelopment are: the Town centre, Birnbeck Pier, Knightstone Island, the Tropicana and Dolphin square environs.

**This publication is available in large print,
Braille or audio formats on request.**

**Help is also available for people who require council
information in languages other than English.**

Please contact 01275 884 599