

Comments on Policies 23A, B & C Lodmoor Old Tip via Citizen Space

Objector name / organisation

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|----------------------------|-----------------------------|------------------------|
| 1. A Gledhill | 28. Daniel Sallows | 55. Jo Smark-Richards |
| 2. Adele Casserley | 29. Danny | 56. Jodie Harris |
| 3. Alan Lake | 30. Darren Corbett | 57. Jonathan Bissett |
| 4. Alexandra Swift | 31. David Brokenshire | 58. Katherine Davis |
| 5. Amanda Pope | 32. David Keith Damen | 59. Katherine Sims |
| 6. Amy Merritt | 33. David Sams | 60. Kathryn Backwell |
| 7. Andrew Hobson | 34. David Swindell | 61. Kelly Bissett (2) |
| 8. Andrew Loveless (1) | 35. Della Spurgin | 62. Laura Brokenshire |
| 9. Andrew Loveless (2) | 36. Denise Savidge | 63. Lesley Oxbrow-Trim |
| 10. Andrew Smark | 37. Derek & Margaret Watson | 64. Lori Hunt |
| 11. Annie Tobin | 38. Donna Lee Sparrowhawk | 65. Lucy Davies |
| 12. Annika Galliver | 39. Dorothy Eastwood | 66. Lynda Barber |
| 13. Barbara Mead | 40. E Kavanagh | 67. Mandy Craig |
| 14. Barry Croad | 41. Elaine Barber | 68. Marie Minter |
| 15. Barry Rocha | 42. Emma Uht | 69. Mark Heasman |
| 16. Ben Eggleston | 43. Gail Brown | 70. Martin Eggleston |
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| 18. Catherine Ronzitti | 45. Georgia Williams | 72. Mary Allitt |
| 19. Chris Savidge | 46. Herminia Wigmore | 73. Matthew Summers |
| 20. Christine Croad | 47. Ian Keith Wigmore | 74. Michael Harvey |
| 21. Christopher Collins | 48. Jacqueline Isaacs | 75. Michael Robinson |
| 22. Christopher Moore | 49. James Topham | 76. Mr H Jeanes |
| 23. Colin Kirby | 50. Jennifer Long (1) | 77. Mr Jan Rennard |
| 24. Colin Porter | 51. Jennifer Long (2) | 78. Mr Richard Hall |
| 25. Corina Mihailov | 52. Jeremy Ireland | 79. Mr Samways |
| 26. D Damon | 53. Jill Eggleston | 80. Mrs Jane Gibbs |
| 27. Daniel Hastings (2) | 54. Jo | 81. Mrs Kim Rees (2) |

82. Mrs S Stuart
83. Natalie Hilton
84. Nick Symes
85. Nicky Collins
86. Nigel Taylor
87. Norma Bissett
88. Paul Horney
89. Peter Barnett
90. Peter Millner

91. Peter Wallace
92. R Gledhill
93. Rachel McCready
94. Ray Hunt
95. Sarah Kirby
96. Simon Budd
97. Stuart Oxbrow-Trim
98. Terence Arthur Reddington &
Linda Margaret Reddington

99. Terry Sallows
100. Terry Sallows & Nicola Sallows
101. Tom
102. Tracey Quinn
103. Vern Palmer
104. Viktoria Moore
105. Wendy Hunt
106. Wesley Galliver

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A Gledhill	<p>Pages 105-105 of Weymouth Neighbourhood plan 2021-2938</p> <p>I am objecting to this plan overall as it seems to have been thrown together without a holistic approach regarding the residents needs, certain impact of climate change and overall sense. I am particularly objecting to the proposals as above listed for the land at the eastern end of Weymouth Bay Avenue.</p> <p>Many important points against the site's suitability seem to have been neglected in the plan, which include:</p> <p>Flood risk of the site (HIGH)</p> <p>The access point from a residential area populated with both many young and elderly people who have specific needs regarding traffic safety, noise and pollution.</p> <p>Ecological concerns, the site is next to/incorporates part of our local nature reserve network and is vital habitat for all kinds of resident bird and animals.</p> <p>Public access - a very expensive bike and pedestrian path runs through the proposed site, which was completed at public cost to provide safe non-car access into Weymouth and forms part of the local cycle network, as well as other footpaths which are all extremely well used, particularly in the Summer season.</p> <p>Leisure use - the whole area is widely used by walkers, runners, cyclists, bird watchers, families, dog walkers and commuters - inserting an industrial site in here would immediately remove the safe, peaceful access currently enjoyed by so many, as well as affecting the local Park Runs etc.</p> <p>Changing an established green space/habitat corridor to industrial use</p> <p>Affects to the water table by the necessary creation of hard standings for development use (again, likely to increase flooding)</p> <p>Increased noise levels, disturbance and traffic, loss of privacy etc. detrimental to residents' peaceful enjoyment of their properties</p> <p>Viability of the site is also questionable with a pumping station and foul sewer running through it</p> <p>The land is also outside the defined development boundary, which I believe makes it clearly unsuitable as it is not close to public transport links for visitors and workers, going directly against established council policy.</p> <p>In all, proposal to develop the site in any way from its current use seems overwhelmingly the wrong decision and I object on these grounds.</p> <p>Further objection to proposed development at Lodmoor Old Tip South Section, there is a proposal in the plan (Page 107) to build housing on the site. Again, the site is surrounded by land at HIGH risk of flooding, it is an old waste site - which would require significant, costly remediation to be even vaguely safe to build houses on. This piece of land is currently enjoyed by many as a connecting peaceful place to walk, relax and immerse themselves in the natural landscape which has developed since the tip closed. Again, this land is outside the</p>

A Gledhill (continued)	<p>defined development boundary in the local plan, and is also very close to the current waste site - a potential source of noise and air pollution. The car park area serves as overflow for Lodmoor, and I wonder where the council think they will gain revenue once this has been built on?</p> <p>Overall the neighbourhood plan needs to be rewritten, it is not fit for purpose.</p> <p>Access from Dorchester Road onto Weymouth Bay Avenue and vice versa is unsuitable due to the narrow junction. This would lead to increased traffic, noise and emissions through a residential area.</p> <p>Disturbances including hours of use and times of access.</p> <p>Loss of privacy to neighbours.</p> <p>A designated site should be found that is more suitable, nearer and closer to transport links.</p>
Adele Casserley	<p>9.83/9.84/9.87</p> <ol style="list-style-type: none"> 1. The nature reserve is popular with walkers who leave their vehicles at the end of the avenue 2. There will be a loss of privacy for the residents next to the site 3. The increase in traffic using the narrow entrance to the Avenue could be hazardous. Traffic may also be increased by the residents of the new development on Dorchester Road looking for parking spaces.
Alan Lake	<p>Parking in the road now is a problem sometimes both sides.?</p> <p>Pollution with more traffic?</p> <p>Too close to bird sanctuary?.</p> <p>Even at present time bottom of my garden is flooded after every rainstorm up to 2 feet cannot use it until it subsides. With more development greater risks on drainage..?</p> <p>Getting out of Weymouth Bay even now is a problem sometimes</p> <p>Traffic Lights would be a solution at the top of the road</p> <p>Noise levels would increase.</p> <p>Some solution could land for small units closer to park and ride as the road now has a lot more access with the roundabout and is also on Bus Route makes development easier. Also would address most of the points raised .</p>
Alexandra Swift	<p>This will make the traffic in the area worse than it already is with coming out onto Dorchester road.</p> <p>The area outside the entrance to the nature reserve is often built up with cars in the summer and school holiday periods with people parking to walk through to the beach, this would worsen that situation.</p> <p>There will be a significant loss of privacy and security for the impacted houses backing onto the nature reserve not to mention the effect on wildlife and the current natural habitat of the nature reserve. In the quiet periods through winter deer have ventured into the reserve, making these changes would prevent several wildlife which is the main reason for the nature reserve, it would commercialise the area</p>

	<p>which would be a negative change. Not close to public transport links which isn't good for visitors and again will impact surrounding area. Danger of increased traffic and Parking will have on the currently safe environment for children living locally to use their bikes etc.</p>
Amanda Pope	<p>I am writing to express my concern regarding the proposed Neighbourhood Plan for Lodmoor Old Tip - North site.</p> <p>While I am not opposed to the site being developed I am concerned regarding access to the Lodmoor Nature Reserve. The pedestrian access from the end of Weymouth Bay Avenue is very well utilised and it appears that this is embedded in the proposed development site. How will the public be able to access the nature reserve and also the cycle route? I would be grateful for your reply.</p> <p>I am also concerned that any development should have mandatory parking provision to ensure that local residents are not disadvantaged. The area can be very busy at it is used by dog walkers who park at the end of Weymouth Bay Avenue and then exercise their dogs on the nature reserve. There can also be issues with vehicles trying to get onto Dorchester Road from the side roads due to the sheer volume of traffic. This residential area would not be able to cope with a large retail site, perhaps consideration could be given to smaller industrial units that would not impact the local residents or wildlife.</p> <p>This is a fantastic amenity and it would be very disappointing if this access is removed.</p>
Amy Merritt	<p>I am objecting to this plan as it appears to be completely destructive to people's human rights. The access road to the industrial development , Weymouth Bay Avenue, is wholly unsuitable. It is not a wide road and has cars parked all the way along the road on both sides of the road. It is already hazardous with the limited amount of resident traffic. The increase in traffic would severely impact on the residents of this road and the surrounding areas due to extra pollution, noise, congestion, danger to people, children, animals. This residential road is completely unsuitable for this kind of development.</p>
Andrew Hobson	<p>Objection Weymouth Neighbourhood Plan 2021-2038 Pages 103-109, Sections 9.83-9.101</p> <p>I am writing to object to the proposed change of use of the three areas classed as the Old Tip.</p> <p>My main objection is the destruction of an area that has been re-wilded over an entire generation since the old tip was closed. To still call this a brownfield site may well be technically correct but is ridiculous if you spend any time in it, as the land is now home to all kinds of wildlife and full of bird song throughout the day. It is essentially a new green field site. I use this area every day and can be certain it is already 'meeting local needs' by the volume of people I see and interact with daily, including old folk walking as exercise, bird watchers, dog walkers and runners who use it as well as the park and Lorton Meadows. This is the ket point - the old tip area is an extension of the nature reserve and park, not separate to it. It isn't a run down post industrial brownfield site of derelict factories or docklands, it is a thriving area in use and full of life.</p> <p>There is also the issue of flooding - currently the old tip areas clearly help reduce the flood risk as is evident when the paths can be flooded on a morning dog walk and clear by afternoon as the water has somewhere to run off too. Building and tarmac will ensure more</p>

<p>Andrew Hobson (continued)</p>	<p>flooding as there will be less area for drainage.</p> <p>Old Tip North - this is the wrong place for an industrial site. Weymouth Bay Avenue is a difficult road to pull out from onto Dorchester Road due to traffic flow and this will be worse if large delivery vehicles are then using it. Add to this the higher level of traffic on that road for the residents living there. This will also spill over to Beaumont Avenue as drivers use that as well. There is also the issue of flooding of the cycle/walking path behind this area were this site to be covered in tarmac. This path floods in extreme weather conditions and will likely flood often if there is less area for surface water to run off. Also there is the issue that this area is re-wilded and is home to song birds, insects, rodents etc, all part of an ecosystem that has been flourishing since the old tip closed. A better place for Industrial units would be on the site of the old council buildings on the south side of the harbour or on the derelict bowling alley in the centre.</p> <p>Old Tip Mid - this area is already 'meeting local needs' from a leisure point of view. It is used daily by walkers, runners, bird watchers and dog walkers. I regularly see lots of wildlife and birds including deer as I walk or run the chalk path that snakes through it back to the north section. There is no need for leisure facilities such as yet another cafe as the area is well serviced by these on the seafront, in Lodmoor car park and at the Rugby Club. I can see no way your proposals can be modified here as to dig it up would be environmental vandalism.</p> <p>Old Tip South - The front part of this area nearest the sea front could realistically be turned over to flats, but in order to 'serve the community' they would need to be low cost owner occupied housing rather than available to rent extracting landlords. Access to the mid and north section would need to be retained. This area (along with the Park and Ride) could be designed and used as a social housing rather than the usual three bedroom template houses that an un-mandated building sector always build. There could be different sized flats for first time buyers, retirees and new families.</p>
<p>Andrew Loveless (1)</p>	<p>Weymouth Neighbourhood Plan Policy W23A, Lodmoor Old Tip North, Page 103 Paragraph 9.83, 9.84 & 9.87 Objection to development. This land is not suitable for development, it regularly floods, has an infrastructure critical pumping station and pipework running through it.</p> <p>Weymouth needs to retain the green corridor which runs from Lodmoor to Lorton Nature Reserve, this development will interfere with the established wildlife and ecology. It will also impact the public access, thereby having a negative effect on human health, especially when combined with the commercial waste which would be produced if the proposal is approved.</p> <p>Access through a housing estate is not suitable for this site, any additional traffic along Dorchester Road will add to further chaotic traffic problems and</p>

<p>Andrew Loveless (1) (continued)</p>	<p>delays - this is already a significant problem due to the Weymouth Gateway development at Mercery Road. If the development went ahead, it would involve dangerous traffic crossing a the shared recreational pedestrian / cycle path creating hazards for users of this path - which is used by mothers and young children going to school via Lodmoor Country Park. This development is unnecessary - extensive empty industrial units already exist on the Granby Industrial Estate, less than 3 miles away.</p> <p>Policy W23B & C, Lodmoor Old Tip Mid & South Section, Page 105 &107. Paragraph 9.89 & 9.95 Objection to development. The area outlined in these paragraphs refers to development of the old refuse tip and associated land. The land is heavily contaminated due to rotting materials resulting in radon and methane gasses releasing. It regularly floods and does not drain away, the previous use and soil landfill make this wholly unsuitable for housing.</p> <p>Weymouth needs to retain the green corridor which runs from Lodmoor to Lorton Nature Reserve, this development will interfere with the established wildlife and ecology. It will also impact the public access, thereby having a negative effect on human health, especially when combined with the commercial waste which would be produced if the proposal is approved.</p>
<p>Andrew Loveless (2)</p>	<p>Weymouth Neighbourhood Plan Policy W23A, Lodmoor Old Tip North, Page 103 Paragraph 9.83, 9.84 & 9.87 Objection to development. This land is not suitable for development, it regularly floods, has an infrastructure critical pumping station and pipework running through it, will interfere with wildlife and ecology and is contaminated due to previous use as a refuse tip and susceptible to radon & methane gas seepage. Access through a housing estate is not suitable for this site, any additional traffic along Dorchester Road will add to further chaotic traffic problems and delays - this is already a significant problem due to the Weymouth Gateway development at Mercery Road. If the development went ahead, it would involve dangerous traffic crossing a the shared recreational pedestrian / cycle path creating hazards for users of this path - which is used by mothers and young children going to school via Lodmoor Country Park. This development is unnecessary - extensive empty industrial units already exist on the Granby Industrial Estate, less than 3 miles away. This industrial development would back directly onto private housing, creating noise and loss of privacy. Parts of this land are already used for recreation - it should remain this way.</p> <p>Policy W23B & C, Lodmoor Old Tip Mid & South Section, Page 105 &107. Paragraph 9.89 & 9.95</p>

<p>Andrew Loveless (2) (continued)</p>	<p>Objection to development. The area outlined in these paragraphs refers to development of the old refuse tip and associated land. The land is heavily contaminated due to rotting materials resulting in radon and methane gasses releasing. It regularly floods and does not drain away, the previous use and soil landfill make this wholly unsuitable for housing. Previous planning applications including Weymouth Football Stadium were refused for these reasons. 50% of the land is currently used for recreation, it is an open space and provides habitats for wildlife, also adjacent to the protected bird reserve. Development would devastate wildlife in Lodmoor / Lorton protected spaces. If housing were to be built here, the notion of it being affordable is highly unlikely. Proximity to the sea make it desirable but combined with the cost of the site clearance to make it suitable for human habitation would make these homes expensive and out of the reach of locals.</p>
<p>Andrew Smark</p>	<p>Ref 22A pg104; Policy W23A: Lodmoor Old Tip – North Section</p> <p>Objection to Plan due to:</p> <ul style="list-style-type: none"> - increased traffic, noise, emissions down Weymouth bay road to Dorchester Road - increase in traffic type - more industrial vehicles - ecological impact relating to wildlife for surrounding area and RSPB area - Area is not suitable for Light Industrial use; there are other more applicable areas with better transport links - impacting right of way and access to the park from Weymouth Bay Road.
<p>Annie Tobin</p>	<p>I am writing to object most strongly about this plan for the many reasons listed below; whilst in I am favour of economic growth and the creation of jobs in the Weymouth area I do not think the proposed site is suitable for such development.</p> <ul style="list-style-type: none"> * The area is very close to a nature reserve and country park; any such development would pose a threat to wildlife by both loss of habitat, increased traffic noise and poorer air quality. * The area is built on a former refuse tip and disturbing the land would surely create toxic emissions harmful to both humans and wildlife * Weymouth Bay Avenue is not suitable for increased traffic, it has a high camber and when cars are parked on both sides of the road only a single vehicle can pass through. * The junction onto Dorchester Road is narrow and I envisage a build up of traffic at the junction. * The increase in noise and affect on air quality will create an unhealthy environment for residents many of whom are elderly.

Annie Tobin (continued)	<ul style="list-style-type: none"> * The increased parking will have an effect not only on residents but walkers who frequent the area. * There is a risk of flooding to residents. * The presence of a pumping station and sewer must surely call into question the viability of the site. * Access to the nature reserve and country park will be affected * It is too far from public transport links for employees and visitors thereby going against council policy * Businesses they need to be nearer to better road or rail links (Weymouth lost New Look distribution because of this.) <p>I hope you will reject this proposal and seek another more appropriate site.</p>
Annika Galliver	<p>OBJECTION</p> <p>Weymouth Neighbourhood Submission Plan –December 2024</p> <p>Policy W23A: Lodmoor Old Tip – North Section (Page 103)</p> <p>Objections associated with the proposed works as follows:</p> <p>Transport</p> <ul style="list-style-type: none"> • Access from Dorchester Road into Weymouth Bay Avenue is a narrow junction and already busy, sometimes taking several minutes to get out the junction from Weymouth Bay onto Dorchester Road. • Increased traffic and emissions through residential area • Increase in parking in a residential area • Increased traffic leading to safety concerns within a family neighbourhood with young children. • Not close to public transport links for those using / visiting / accessing the units/workshops

Annika Galliver (continued)	<p>Noise</p> <ul style="list-style-type: none"> • Increased noise due to increased traffic <p>Flooding</p> <ul style="list-style-type: none"> • Flood risk and increase of flooding to neighbour's properties and land stability from increased development <p>Nature Reserve Access and Environmental impact</p> <ul style="list-style-type: none"> • Being part of the neighbourhood for over 20years this would reduce access to public right of way to the Nature Reserve, Country Park and Beach • Impact on the established green spaces • Impact of wildlife habitats and environment • Increased emissions <p>It is strongly recommended that an alternative designated site is found which is more suitable, somewhere with no flood risk, close to transport links, avoiding any impact on a built up family residential area and where impact to the local environmental is minimal.</p>
Barbara Mead	<p>I am objecting to the proposal for small industrial units to be built at the end of Weymouth Bay Avenue (pages 110-111 in the document, Policy W23A). It will increase traffic and noise and pollution on Weymouth Bay Avenue. Any development here would diminish the shared amenity of the land as is currently exists and is enjoyed by local residents and visitors.</p>
Barry Croad	<p>I agree with every Detrimental point already raised on the Objections list.</p> <p>In addition:-</p> <p>The area is fully used by not only Walkers, but by Cyclists, Dog walkers, Runners (including Park Runs), Children, and many Disabled Persons.</p> <p>It is access to Preston, the main Promenade from Preston to Weymouth and the beaches, the Supermarkets and associated shopping, and is an established route from the Park & Ride into Town.</p> <p>The area has been slowly recovering from contamination and should not be unnecessarily disturbed by proposed development.</p>

	<p>The proposed entrance is totally unsuitable for further traffic that would be generated by any form of industrial development. Overall, there are many other areas that would be more suitable for consideration.</p>
Barry Rocha	<p>Weymouth Neighbourhood Plan Page 103 9.83 Objecting The end of the road is already busy with locals and people wanting to use the nature reserve. You will disturb the wildlife which will be right next to the proposed industrial units and workshops. You couldn't have got much closer if you tried. You would not gain much but stand to lose a lot</p>
Ben Eggleston	<p>I am objecting the plans.</p> <p>I believe the development of this space will be a detriment to the area, increasing traffic, pollution, and endangering the nearby wildlife area.</p> <p>Changing it to a more environmentally friendly site would be better for the area, perhaps a community center or a wildlife center for lodmore park/nature reserve</p>
Brian and Lesley White	<p>This is a very busy residential area much used for learning to drive. The entrance in and out from the Dorchester Road is very difficult especially during school times and during the summer months people take risks to get into the traffic. Also would the pumping station be adequate to cope with extra water and waste disposal. There could also be a potential increase towards flooding in the near vicinity.</p>
Catherine Ronzitti	<p>9.83, 9.84, 9.87</p> <p>This is a residential area where traffic from the main road onto Weymouth Bay Avenue is already problematic</p> <p>Moving up and down the length of Weymouth Bay Avenue often involves pulling into gaps in stationary traffic/parked cars which is not ideal</p> <p>The area is used by significant numbers of dog walkers, bird enthusiasts etc who park their cars nearby therefore restricting parking for residents</p> <p>The area is used by learner drivers often causing delays with movement of vehicles</p> <p>Increased traffic as above is not ideal in a residential area</p>

<p>Catherine Ronzitti (contined)</p>	<p>The noise and admissions will harm local wildlife including those in the local nature reserves The area is already a flood risk and residents experience flooding in the gardens throughout the whole of winter and at time of increased rainfall during the rest of the year, building further on these areas would increase the flood likelihood to those residents There is a current pumping station which has a foul sewer running through the site</p> <p>Loss of privacy will impact on the local residents</p> <p>The route is used by many community group such as Parkrun, also a school walkway and traffic within this site puts all pedestrians at increased risk</p> <p>This land is currently outside of the defined development boundary and is adjacent and connecting to a nature reserve</p> <p>There are huge ecological disadvantages such as the wildlife - badgers deer fox hedgehogs rabbits woodpeckers which are all frequently visible in the residential gardens which would be disturbed/ousted by this development</p> <p>This is a local green space and offers forest bathing benefits for mental, psychological and physical health</p> <p>This area is known as a shared use path and offers access to public rights of way</p> <p>The area proposed does not have the required transport links to encourage use of public transport, this does not encouraged carbon neutrality which one of the councils main objectives</p>
<p>Chris Savidge</p>	<p>I strongly oppose the proposed industrial development site at the bottom of Weymouth Bay Avenue. This is a peaceful residential neighborhood, and the proposed development would introduce noise, decrease property values, and create unwanted street parking, all of which would disrupt the social harmony of this sought-after area. Currently, it offers a high quality of life, characterized by its serenity and proximity to the sea, with peaceful streets that foster a joyful lifestyle that is increasingly rare in our fast-paced world. Please listen to this objection and consider it seriously.</p>
<p>Christine Croad</p>	<p>I am very concerned about the proposed plans for the end of Weymouth Bay Avenue/Lodmoor, I totally disagree with any development here. The only access you suggest is Weymouth Bay Avenue which is already very congested and trying to exit this road onto Dorchester Road is a nightmare! Apart from that this area is a valued open space for so many people for exercising whether walking, running or cycling. Also the wildlife that will be disturbed and lost should be considered. Also I understood this land was contaminated and should not be disturbed.</p> <p>I am sure they are many other areas you should consider for this development if it is needed.</p>

Christopher Collins	<p>I object to the plan of Policy W23B Lodmoor Old Tip North outlined on map 22A. Totally unsuitable for industrial use with an environmental impact and danger for residents and their families.</p> <p>A legacy council site that would never have been located there in more recent times so no valid argument that it's already used for light industrial.</p> <p>A considerable increase in traffic moving all day through a heavily populated suburban estate would unnecessarily increase the risk of injury or fatalities through road traffic accidents.</p> <p>Environmental impact on the nature reserve waste issues, exhaust fumes, spillages and standing water unable to drain.</p> <p>Unnecessary Noise in a residential area and nature reserve.</p> <p>This are would be suitable for similar housing to what is already on weymouth bay avenue or may be parking for users of Lodmoor park as people do lard at the end of Weymouth bay when walking dog etc.</p> <p>Plenty of other sites available for industrial units and this is just not it</p>
Christopher Moore	<p>I wish to object to the proposed development at the end of Weymouth Bay Avenue near the pumping station. My main objection is the extra volume of traffic on a road that was designed for a housing estate.</p> <p>This would obviously devalue all the houses in this area, make the road more dangerous with extra traffic delivery vans/lorries etc causing more pollution and the junction on to Dorchester Road is already not suitable for the amount of traffic at busy times making it hard to get out especially in the summer. the traffic has already increased quite dramatically with the opening of the various businesses Aldi, B&M, Dunelm etc and with a new M&S multi-store planed it will certainly increase even more</p> <p>The pumping station area is well documented as mainly flood zones 2 and 3 and would need to be built up at least 2 meters tapering down to 1 meter over most of the area displacing a large volume of possible flood water</p> <p>I believe the council hold the freehold of the rugby club ground and suggest it would be better to move them to the top area of the old tip designated on the new plan as a new sport and leisure area and then develop this large area for housing and industrial use with access from the new transport hub roundabout. A large amount of traffic from this area would then mainly miss Dorchester road having easy accesses to the A35 and A37 and the new stores</p> <p>With careful planning the pumping station area could also be accessed from the rugby club without using Weymouth bay avenue if it was proved to be viable</p>
Colin Kirby	<p>Objection to Lodmoor Old Tip North. Map 22a pg104</p> <p>This area is not suitable for industrial development. Access from Dorchester Rd onto Weymouth Bay Avenue is tight. It is a quiet residential area. The public footpath is a well used entry point to Lodmoor park which should not be restricted. It is cynical to suggest that being only metres away from a SSSI site there is no risk to environment. There is a Pumped Sewage Main running along the edge of this site (In addition to the Pumping Station). If any development is necessary it would make more sense to make this residential and keep Industrial development to locations such as Jubilee Sidings and Weymouth Gateway.</p>

Colin Porter	<p>Page 89 Draft Policy WNP29B - Lodmoor Old Tip - North Section. 9.106 to 9.111</p> <p>I object to this section of the WNP as I believe the site is totally unsuitable for development of any kind. This is due to many reasons. 1. The site is close to a SSSI and the environmental impact is not acceptable. There would be increased traffic, noise and light pollution which would be detrimental to the wildlife that inhabit the area. The land very rapidly returns to scrub such as bramble, so costly maintenance would be needed to mitigate this 2. The increased traffic, noise and light pollution would also impact the human population it is an exclusively peaceful residential area that live in the area. insufficient off road parking has already led to road congestion, there is no room to widen lymouth Bay Avenue without demolishing residential houses 3. The area is prone to flooding, many of the back gardens at the bottom of lymouth Bay Avenue flood annually. (More than annually?) It is not acceptable to build on a flood plain. 4. The area is comprised of contaminated land due to its previous use as the Municipal Tip. When the area nearby was surveyed when lymouth Football Club wanted to relocate, it was found that there was contamination very close to below the surface. Much of which could not be identified but was likely to be hazardous, as is demonstrated by the methane indicator monitors in the area. . Concern over building on a sewage pumping station (which.I understand to still be in use) and living/ working any closer.o There are already industrial sites in lymouth that are not being fully utilised, namely Granby Industrial Estate and Jubilee Sidings. There is no need for additional industrial estates to be built in the area. The now developing lymouth Gateway site was earmarked for small units but did not attract any interest. 6. There is insufficient infrastructure to accommodate additional families living in the area.for example There are already currently no access to NHS dentistry and the local.parade of shops is dominated by the charity sector not enough dentists within the surrounding area for current residents. The only public transport is buses, some distance away and over the years services have been cut</p> <p>There has been considerable investment in developing ill used tarmac paths for cyclists and walkers</p>
Corina Mihailov	<p>Detrimental ecological, impact on wildlife habitats.</p> <p>Flood risk and increase of flooding to neighbours. The properties 73-75-77 already with increased flooding due to developments rear garden that blocked the drain, additional development will block what left as drain for residential areas.</p>

	<p>Narrow access , no options to develop infrastructure due to residential properties left right. Increase traffic noise and emissions basically on a very quiet street , will be a lot of changes in peoples ' lives .</p>
D Damon	<p>REFERENCE: W23A Lodmoor Old Tip – North SecΘon W23B Lodmoor Old Tip – Mid SecΘon W23C Lodmoor Old Tip – South SecΘon</p> <p>To: Planning Department, Dorset Council Subject: Objection to Industrial Development near Weymouth Bay Avenue Date: 15/02/2025 From: Mr D Damen [REDACTED]</p> <p>Dear Planning Officer,</p> <p>I strongly object to the proposed industrial development near Weymouth Bay Avenue due to serious road safety risks and environmental concerns.</p> <p>Unsafe Access & Increased Traffic Hazards The Dorchester Road / Weymouth Bay Avenue junction is too narrow for industrial traffic, posing a major safety risk to residents, pedestrians, and cyclists. Increased HGV traffic will worsen congestion in a primarily residential area, creating dangerous conditions for local road users. Lack of public transport links contradicts council policies promoting sustainable travel.</p> <p>Environmental & Community Impact Destruction of local wildlife habitats, including those of deer, badgers, and birds. Increased noise, air pollution, and flood risks will negatively affect neighbouring properties. The site is outside the defined development boundary and should not be used for industrial purposes.</p> <p>A more suitable site with proper infrastructure and transport links must be considered. I urge Dorset Council to reject this application to protect public safety and the environment.</p> <p>Yours sincerely,</p>

	<p>D.Damen</p> <p>[REDACTED]</p>
Daniel Hastings	<p>I am objecting to the plan, specifically developments outlined in W23A, W23B and W23C. My objection is due to major concerns highlighted in the SEA (link below), with reference to developments of sites immediately adjacent to the Lodmoor SSSI. https://www.weymouthtowncouncil.gov.uk/wp-content/uploads/2024/12/Weymouth-NP-SEA_Environmental-Report-November-2024.pdf</p> <p>Page 36 concludes "Overall, negative effects are considered likely if development comes forward on this site. This reflects the potential negative effects on the nearby national biodiversity and geodiversity designations, BAP priority habitats in proximity and the hedgerows on the site boundaries. It also acknowledges that developing this site would reduce the ability of the neighbourhood area to bring forward biodiversity improvements / net-gain, as this site is suitable for habitat connection and expansion according to Natural England." That statement is with reference to Lodmoor Mid section - which covers W23A and W23B.</p> <p>To overcome my objections development of sites</p> <p>With reference to W23C, page 42 states "there could be the loss of connectivity with the SSSI and surrounding important areas for biodiversity and geodiversity, as well as increased pressure on the SAC. This site is also seen to be suitable for habitat creation and expansion, as it overlaps with a Network Enhancement Zone 1 and Network Enhancement Zone 2, as well as an area of Restorable Habitat. As such, developing this site for new housing could negatively impact biodiversity and geodiversity in the neighbourhood area by removing an area that could positively contribute to biodiversity net-gain activities and the improvement of biodiversity connectivity. The site has a small area of coastal and floodplain grazing marsh BAP Priority Habitat on its eastern site boundary, which is linked to the Lodmoor SSSI designation. This habitat could be disturbed by development on this site through increased noise and light pollution."</p> <p>Page 42 also highlights "the potential for a great increase in CO2 emissions and due to the risk of fluvial and surface water flooding on the site, especially in proximity to the northern site boundary." This is contrary to the National Planning Policy Framework (NPPF) paragraphs 159-164, which dictates that development should be directed to the areas of lowest risk of flooding, taking climate change into account. This should be informed by the Local Planning Authority's Strategic Flood Risk Assessment (SFRA). There has been no SFRA outside of the town centre , and contrary to the NPPF this site has been put forward despite being at higher risk of flooding than alternative development sites.</p> <p>Page 19 of the plan requires that "Biodiversity Enhancement - All new developments are expected to include measures to conserve and enhance the biodiversity of the area.</p>

	<p>Climate Change Management - All new developments are expected to result in no increase in the risk of flooding and provide adequate resilience to extreme weather events."</p> <p>It is clear that W23A, W23B and W23C do not fulfill these requirements and should therefore be removed.</p>
Daniel Sallows	<p>Concerns Regarding the Proposed Industrial Development at the Old Lodmoor Tip</p> <p>The proposal to develop industrial units at the Old Lodmoor Tip in Weymouth has sparked significant concern amongst local residents, environmental groups, and wildlife enthusiasts. This site, bordering the Lorton Meadows and the waterways of the Lodmoor RSPB reserve, is a haven for a diverse range of wildlife. The potential disruption to this delicate ecosystem, coupled with the inherent risks of pollution from industrial activity, raises serious questions about the suitability of this location for such development.</p> <p>Ecological Impact and Habitat Disruption</p> <p>The Old Lodmoor Tip and its surrounding areas form a vital corridor for wildlife, connecting the coast to inland habitats. The diverse flora and fauna found here include numerous bird species, some of which are rare or endangered, as well as a variety of mammals, reptiles, amphibians, and invertebrates. The proposed development poses a direct threat to this biodiversity through:</p> <p>Habitat Loss: The construction of industrial units will inevitably lead to the destruction of existing habitats, including grasslands, scrubland, and wetlands. This loss will displace wildlife, reduce foraging areas, and disrupt breeding patterns.</p> <p>Fragmentation: The development will fragment the existing wildlife corridor, isolating populations and reducing their ability to move freely in search of food, shelter, and mates. This can lead to genetic isolation and increased vulnerability to local extinctions.</p> <p>Disturbance: The increased human activity, noise, and light pollution associated with industrial operations will disturb wildlife, particularly nocturnal species and those sensitive to human presence.</p> <p>Industrial activities are inherently associated with various forms of pollution, each posing a unique threat to the environment and wildlife:</p> <p>Air Pollution: Emissions from industrial processes, vehicles, and machinery can release harmful pollutants into the air, including particulate matter, nitrogen oxides, and volatile organic compounds. These pollutants can negatively impact air quality, harming both human and animal health, and contributing to climate change.</p> <p>Water Pollution: Industrial activities can generate wastewater containing pollutants such as chemicals, heavy metals, and oils. If not properly treated, this wastewater can contaminate nearby waterways, harming aquatic life and impacting the Lodmoor RSPB reserve.</p> <p>Noise Pollution: The noise generated by industrial machinery, vehicles, and construction activities can disturb wildlife, disrupt their communication, and interfere with their ability to hunt and avoid predators.</p> <p>Light Pollution: Artificial light from industrial facilities can disorient nocturnal animals, disrupt their natural rhythms, and attract insects away from their natural food sources.</p> <p>Specific Concerns for the Lodmoor RSPB Reserve</p> <p>The Lodmoor RSPB reserve, a stone's throw from the proposed development site, is a crucial habitat for a variety of bird species, including migratory birds. The reserve's delicate ecosystem is particularly vulnerable to the impacts of pollution and disturbance:</p>

Daniel Sallows (continued)	<p>Water Quality: The reserve's waterways are home to a variety of aquatic species and provide essential feeding and breeding grounds for birds. Pollution from industrial run off could severely impact water quality, harming these species and disrupting the food chain.</p> <p>Noise and Light Disturbance: The proximity of the development to the reserve means that noise and light pollution could easily reach the reserve, disturbing birds and disrupting their natural behaviors. This could affect their breeding success and overall population health.</p> <p>Habitat Connectivity: The Old Lodmoor Tip and the Lodmoor RSPB reserve are connected habitats, with wildlife moving freely between them. The proposed development could sever this connection, isolating the reserve's bird populations and reducing their access to foraging areas.</p> <p>Cumulative Impacts</p> <p>It is important to consider the cumulative impacts of this development in conjunction with other existing and planned developments in the area. The combined effect of multiple developments can exacerbate environmental problems and lead to irreversible damage to the ecosystem.</p> <p>Conclusion</p> <p>The proposed development of industrial units at the Old Lodmoor Tip raises serious concerns about the potential disruption to the abundance of wildlife at this location. The cumulative impacts of habitat loss, fragmentation, pollution, and disturbance could have devastating consequences for the local ecosystem, including the adjacent Lodmoor RSPB reserve. It is imperative that alternative locations are considered and, if the development proceeds at this site, that stringent mitigation measures are implemented to protect the environment and wildlife. The long-term health and well-being of the local ecosystem must take precedence over short-term economic gains.</p>
Danny	<p>I am referring to 9.83, 9.84 and 9.87 of the Weymouth Neighbourhood Plan.</p> <p>I object to this proposal for industrial development as it will have a detrimental impact on the area for the following reasons:</p> <ul style="list-style-type: none"> • family, residential street • road junction at the top of Weymouth bay Avenue, is already struggling with the flow of traffic because of the traffic lights at Sainsbury's. • area that is proposed for the building unit could destroy wildlife habitats eg: migrating birds, wild butterflies, rare moths, bats and hedgehogs. • could affect the safety of the public as this is a well used walkway bike lanes from the park-and-ride to the beach • new building units could affect noise pollution in the area with no control over working hours.
Darren Corbett	<p>I object to the proposed construction of industrial units next to Lodmoor nature reserve due to the significant environmental impact it would have on local wildlife, biodiversity, and the natural landscape. The development would introduce pollution, noise, and habitat destruction, threatening protected species and disrupting the ecological balance. Additionally, increased traffic and industrial activity would undermine the area's recreational and community value.</p>

	<p>There are no feasible solutions to mitigate these concerns without fundamentally altering the nature of the project. Industrial developments should be located on brownfield sites or areas away from sensitive ecosystems, rather than encroaching on protected natural spaces.</p>
David Brokenshire	<p>I am objecting to policy w23a - lodmoor old tip north section.</p> <p>I have lived in Weymouth bay avenue for approximately 14 years and have seen a steady increase in traffic and congestion caused by the narrowing of the road due to increased roadside car parking. The development of this area for industrial use will see an increase in larger vehicles which will cause increased hazards around the junction on Dorchester road and the access area to the proposed development site.</p> <p>Not only is this land completely unsuitable for developing due to the gas rising from the ground of the contaminated landfill site, but it is not fitting with the environment, an area of significant beauty and wildlife and bordering a wildlife nature reserve for migrating birds.</p> <p>This area is used by walkers, runners and children, is known for its tranquillity and any industrial units will block this public right of way, encroach on the privacy of local residents and increase noise and air pollution.</p> <p>For the sake of 1ha of land for industrial units the damage to the area would be irreversible with increased risk of flooding to a residential area.</p> <p>I urge the council to consider a more suitable industrial area nearer to transport links and other industrial units such as jubilee sidings</p>
David Keith Damen	<p>To Planning Department Dorset Council Subject: Objection to Industrial Development near Weymouth Bay Avenue Date 06/03/2025 From D Damen [REDACTED]</p> <p>Dear Planning Office</p> <p>I strongly object to the proposed industrial development near Weymouth Bay Avenue due to serious road safety risks and environmental concerns.</p> <p>The Dorchester Road / Weymouth Bay Avenue junction is too narrow for industrial traffic, posing a major safety risk to residents, pedestrians and cyclist.</p>

<p>David Keith Damen (continued)</p>	<p>Increased HGV traffic will worsen congestion in a primarily residential area creating dangerous conditions for local road users. The lack of public transport links contradicts council policies promoting sustainable travel.</p> <p>Ecological, Environmental and Community Impact</p> <p>I have physically maintained and used an area of the land proposed for the development for over 30 years. This area of land and the surrounding land is rich with wildlife such as Bats, Badger, Badger sets, Newts, Frogs, tadpoles and Water Voles. Deers and Foxes are also regular visitors. An extensive survey of the land must be carried out to ensure that the wildlife is protected.</p> <p>A more suitable site with proper infrastructure and transport links must be considered. I urge Dorset Council to reject this application to protect public safety and the environment.</p> <p>Yours Sincerely D Damen [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>
<p>David Sams</p>	<p>I am opposed to the proposed development on the old tip site at the bottom of Weymouth Bay Avenue, reference map 22a, 9.83. Of the neighbourhood plan for the following reasons :</p> <p>Unsuitable access from any of the adjoining roads due to narrow junctions.</p> <p>Increased traffic, noise and emissions through residential areas.</p> <p>Creation of disturbance during hours of use and times of access. This may be at any time of day or night.</p> <p>Increased flood risk to neighbours properties and land due to increased development on an already natural flood plain. Identified already as flood zone 3.</p> <p>Loss of privacy .</p> <p>Increase of parking in an area already used by locals and holidaymakers for recreational activities.</p>

David Sams (continued)	<p>Viability of site due to existing water pumping station and foul sewerage already running through the site.</p> <p>The land being outside the defined development boundaries and bordering Lorton Nature Reserve and the natural RSPB bird sanctuary.</p> <p>Massive ecological impacting of wildlife habitats and the natural environment, this includes many species of rare birds and bats that are known to breed in this area.</p> <p>Light pollution will also have serious detrimental effects on these protected species</p> <p>Geological change of a naturally established green space.</p> <p>Impeding the public access to public rights of way to both the nature reserve and the country park.</p> <p>From a business point of view, a designated site should be found closer to and more suitable to transport links, away from conservation areas.</p> <p>The other proposed industrial site at jubilee sidings is far more appropriate. This site includes established links for visitors and workers which conforms with council policy.</p>
David Swindell	<p>I object to the proposal on the following issues</p> <p>Access</p> <p>Safety (Children, Wheelchair and Mobility Scooter)</p> <p>Noise Pollution</p> <p>Flood Risk (Already a designated Flood Zone)</p> <p>Ecological Loss of Natural Habitat</p> <p>Increased Traffic and Parking on Weymouth Bay Avenue causing residents problems accessing their homes</p> <p>Geological on a established green space</p> <p>Loss of Privacy</p> <p>Possible impact on house valuations in the area due to an industrial site</p>
Della Spurgin	<p>9.87</p> <p>Living in Weymouth Bay Avenue, (WBA) I believe that the access to the proposed site will cause a number of issues. The turning into WBA is narrow especially if turning left from Dorchester Road. Likewise turning right from WBA into Dorchester Road can also be problematic now. Increased traffic accessing the proposed site will exacerbate these problems.</p>

	<p>WBA is a residential road and its width reflects this. It is not designed for the proposed industrial access.</p> <p>9.84</p> <p>The site lies within Flood Zone. It has flooded in the last two years. Increased development would add to the potential of this area flooding again.</p> <p>The proposed development would impact the access to the public right of way to the Nature Reserve and Country Park. The area is well used by walkers and cyclists and this use would be negatively impacted.</p> <p>The fact that cars already park at the bottom of WBA to access the leisure facilities demonstrates that the proposed site is not close to any public transport links for visitors and workers which, I believe, goes against council policy.</p> <p>There are industrial developments nearby which could be further developed rather than impacting on a residential area.</p> <p>Finally I do believe that the proposal will have an adverse ecological impact on the wildlife habitat in the immediate and wider area and the natural environment of the area.</p> <p>Thank you</p>
Denise Savidge	<p>I am writing to formally express my objection to the proposed plan to develop the waste land at the bottom of Weymouth Bay Avenue (Old tip North) into a number of small industrial units. As a resident of this quiet and well-regarded neighborhood, I am deeply concerned about the negative impact this development will have on our community, the local environment, and the value of our properties.</p> <p>My objections are based on the following points:</p> <p>1. **Increased Noise Pollution**:</p> <p>The introduction of industrial units will inevitably lead to increased noise levels, disrupting the peaceful character of our residential area. This will significantly reduce the quality of life for residents, particularly those living closest to the proposed site.</p> <p>2. **Traffic Congestion and Safety Concerns**:</p> <p>The development will generate additional traffic, including heavy vehicles, on roads that are not designed to accommodate such volume. This will not only cause congestion but also pose safety risks for pedestrians, cyclists, and children who frequently play in and use these roads.</p> <p>3. **Off-Site Parking Issues**:</p> <p>The proposal does not appear to include sufficient on-site parking, which will likely result in industrial unit employees and visitors parking on residential streets. This will inconvenience residents and reduce the availability of parking for homeowners and their guests.</p>

	<p>4. **Environmental Impact**: The waste land currently serves as a habitat for local wildlife, including birds, small mammals, and insects. Developing this area will destroy their natural habitat, leading to a loss of biodiversity and disrupting the ecological balance of the area.</p> <p>5. **Devaluation of Property**: This area is highly sought after due to its quiet, residential nature and proximity to green spaces. The introduction of industrial units will detract from the area's appeal, likely leading to a decrease in property values for homeowners.</p> <p>6. **Lack of Consultation**: Many residents were unaware of this proposal until recently, and there has been insufficient opportunity for the community to voice their concerns. This lack of consultation undermines the principles of transparent and inclusive decision-making.</p> <p>I urge the council to reconsider this proposal and explore alternative locations for industrial development that are more suitable and less disruptive to residential communities. Preserving the character and environment of our neighborhood should be a priority, and I trust that the council will take these concerns seriously.</p>
Derek & Margaret Watson	<p>I object to the weymouth neighbourhood plan for industrial/workshop units at the bottom of weymouth bay avenue 9.83 9.84 for the following reasons.</p> <p>Access from Dorchester Road onto Weymouth Bay Avenue and vice versa is unsuitable.</p> <p>Increased traffic and emissions in a residential area.</p> <p>Loss of privacy with traffic and increase in parking which is already high due to visitors to lodmoor park and wildlife area.</p> <p>It is a flood risk area.</p> <p>Impact on wildlife and bird sanctuary.</p> <p>There is no close public transport links for customer or worker</p> <p>Building on former land fill site.</p>

Donna Lee Sparrowhawk	<p>Page 89 Draft Policy WNP29B - Lodmoor Old Tip - North Section. 9.106 to 9.111</p> <p>I object to this section of the WNP as I believe the site is totally unsuitable for development of any kind. This is due to many reasons. 1. The site is close to a SSSI and the environmental impact is not acceptable. There would be increased traffic, noise and light pollution which would be detrimental to the wildlife that inhabit the area. The land very rapidly returns to scrub such as bramble, so costly maintenance would be needed to mitigate this 2. The increased traffic, noise and light pollution would also impact the human population it is an exclusively peaceful residential area that live in the area.insufficient off road parking has already led to road congestion, there is no room to widen lymouth Bay Avenue without demolishing residential houses 3. The area is prone to flooding, many of the back gardens at the bottom of lymouth Bay Avenue flood annually. (More than annually?) It is not acceptable to build on a flood plain. 4. The area is comprised of contaminated land due to its previous use as the Municipal Tip. When the area nearby was surveyed when lymouth Football Club wanted to relocate, it was found that there was contamination very close to below the surface. Much of which could not be identified but was likely to be hazardous, as is demonstrated by the methane indicator monitors in the area. . Concern over building on a sewage pumping station (which.I understand to still be in use) and living/ working any closer.o There are already industrial sites in lymouth that are not being fully utilised, namely Granby Industrial Estate and Jubilee Sidings. There is no need for additional industrial estates to be built in the area. The now developing lymouth Gateway site was earmarked for small units but did not attract any interest. 6. There is insufficient infrastructure to accommodate additional families living in the area.for example There are already currently no access to NHS dentistry and the local.parade of shops is dominated by the charity sector not enough dentists within the surrounding area for current residents. The only public transport is buses, some distance away and over the years services have been cut</p> <p>There has been considerable investment in developing ill used tarmac paths for cyclists and walkers</p>
Dorothy Eastwood	<p>Weymouth Neighbourhood Plan, 9.83, area of land on Map 22A.</p> <p>I am objecting to the development of this site for employment purposes as I feel it is too close to residential properties. There is already, at times, loud, excessive noise from the recycling and Eco Solutions centres 7 days a week! The potential additional noise of this development would be totally unreasonable.</p>

E Kavanagh	<p>We are totally against any kind of development be it industrial or housing. We have lived in Weymouth bay ave for 5 years and it is quiet, safe and clean. We moved from Ashford in Kent and lived on a main road and when operation stack was in force the noise And traffic and pollution was absolutely unbearable. The lack of wildlife in that area was almost nothing. We now enjoy being able to see all kinds of birds in our garden and feel that any kind of development would massively affect the number of birds etc that we see daily.</p> <p>The increased traffic flow through our road would cause massive issues as many house holds park their cars on the road either side and also the entrance into Weymouth bay ave from Dorchester road is a nightmare already so this would increase traffic and pollution .</p>
Elaine Barber	<p>I am objecting to the plan due to increased traffic on my road. The road is congested enough with large household occupancy due to economic climate.</p> <p>Nature reserve needs protecting, flooding a real risk for houses at the bottom of the road.</p> <p>Alternative solution use land opposite Aldi. Roads already there with infrastructure to support extra cars and people</p>
Emma Uht	<p>WEYMOUTH NEIGHBOURHOOD PLAN-Industrial Development Lodmoor Tip North Section pages 103/104 Paragraph 9.83-9.88</p> <p>I strongly object to this development on the grounds that firstly there will be a severe detrimental affect on the wildlife established in this area which will effectively be wiped out, as well as the impact on the wildlife in Lorton Nature Reserve and the RSPB Bird Reserve that it borders, with the potential environmental pollution created by industrial units. Secondly this area is already susceptible to flooding so this development will increase the risk of flooding to neighbouring properties and pollution of surrounding water courses.</p> <p>Thirdly access to this site is not suitable by a narrow residential road either during construction or as access to an industrial site, and the public right of way to access the cycle/pedestrian paths will be lost or at least closed for many months as a result of this development.</p> <p>I believe that this site is totally unsuitable for development and should rather be incorporated into the Nature Reserve.</p>
Gail Brown	<p>Weymouth neighbourhood plan 2021-2038</p> <p>Pages 104 and 105.</p> <p>I am objecting to the planned development of this site for the following reasons</p> <p>Increased traffic, noise and emissions through a residential area</p> <p>The area is predominantly in flood zone 3</p> <p>The negative impact on the established wildlife habitats, there are bats nesting in this area</p> <p>The ecological impact on the natural flora and fauna that the wildlife, birds,insects and bees that feed on them</p> <p>Access from Dorchester Road is unsuitable, the junction is too narrow for industrial traffic purposes</p> <p>Restricted access to the country park for local residents</p> <p>Risk of contamination of the water in the rspb nature reserve</p> <p>The land was formerly part of the old Lodmoor waste site and the extensive disturbing of this contaminated land posses a real threat to wildlife and local residents health</p> <p>Lack of suitable transport links close by.</p> <p>The area should be left alone, it is a well used pedestrian recreation area, especially since Covid 19,which enables families to access the open space, safely and encounter the wonderful diverse wildlife the area has in abundance in its current state.</p>

	<p>To develop this land would negatively impact on the wellbeing of many of its daily users.</p> <p>The jubilee siding site, which is also proposed, is far more suitable and will have none of the negative impacts listed above, the infrastructure and transport links are already in place with similar units already operating there and it is not accessed through a residential area.</p>
Gary Batchelor	<p>Objection</p> <p>The proposed site is wholly unsatisfactory for a number of reasons:</p> <p>Access from Dorchester Road into Weymouth Bay Avenue and vice versa is unsuitable due to the narrow junction.</p> <p>Increase traffic noise in emissions through a residential area, increase traffic speed and suitable due to families and children.</p> <p>Potential disturbance including hours of use and times of access.</p> <p>Flat risk and increase of flooding to neighbours property.</p> <p>Lack of privacy to neighbours increase in parking in the area .</p> <p>Ecological impact on wildlife habitats and the natural environment.</p> <p>Cutting access to the public right of way to the nature reserve and country park.</p> <p>There are many other sites around Weymouth that have much better transport links that would be suitable for a light industrial estate such as extensions on the Granby or off the Chickerell Road.</p>
Georgia Williams	<p>I am writing with my objection to 9.83, 9.84 and 9.87 of the weymouth neighbourhood plan.</p> <p>My reason for this objection is that this is not a suitable site for this development for the following reasons:</p> <ul style="list-style-type: none"> - access through weymouth bay avenue is not suitable, this is a narrow junction and I have concerns for increased traffic on this road. People already drive too fast down here and I have lost my cat to a road traffic accident on this road, this would increase risk. - loss of green space. This space is used by both residents and people outside of the immediate area as a walking/cycling route. This would be greatly impacted. - impact on wildlife, this is going to cause significant impact to the wildlife currently in this space - access to the nature reserve - this access is used regularly by both residents on and off the street - increased in parking with visitors. This is likely to cause parking issues on the street.

	My recommendation would be to find an alternative site closer to transport links and with better road access away from the nature reserve and significant area of green space used by the whole weymouth community.
Herminia Wigmore	<p>I am objecting the proposal for industrial development. Pages 104and 105.</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. Detrimental impact on biodiversity, climate change; 2. Floods risk; 3. Emission of gases as the site was an old landfill site; 4. Impact on wildlife habitats ; 5. Impact in the Nature Reserve; 6.changing the green space; 7. Impact in the environment; 8. There are currently a pumping station and 300 mm diameter foul sewer running through the site. 9. Area not suitable for developments is time for the council to leave lodmoor country park free from any development.
Ian Keith Wigmore	I object to the development of land at the bottom of Weymouth Bay Avenue principally because of the limited access. This area is a residential area with children and lots of cars already. The proposals outlined on pages 104 & 105 would both be extremely disruptive and detrimental to both biodiversity and flood risks. These ecological reasons combined with the social and vehicular disruption would be potentially disastrous.
Jacqueline Isaacs	<p>Re:- Industrial development at the end of Weymouth Bay Avenue.</p> <p>Objections</p> <ol style="list-style-type: none"> 1. The land is currently outside the defined development boundary. 2. There will be an impact on Lodmoor bird sanctuary and the established green space which is prone to flooding. 3. Access from Dorchester Road into Weymouth Bay Avenue, a quiet residential area, is very narrow for industrial use.
James Topham	<p>I would like to object to the neighbourhood plan in regards to the area at the end of Weymouth Bay Avenue, as defined on map 22a.</p> <p>It is a highly inappropriate place to put industrial units given in its proximity to the nature reserve and a quiet residential area.</p> <p>It would significantly reduce the quality of life of local residents, and there simply has to be a more appropriate location for industrial units within or around the town.</p>
Jennifer Long (1)	<p>Weymouth Neighbourhood Plan</p> <p>Policy W23A: Lodmoor Old Tip – North Section</p> <p>I am writing to submit my complete objections to any development on the land forming Lodmoor Old Tip north identified on Map 22A.</p>

<p>Jennifer Long (1) (continued)</p>	<p>This area is totally unsuitable for any of the proposed development and will have a totally detrimental impact on the Lodmoor area because:</p> <ol style="list-style-type: none"> 1. Access from Dorchester Road into Weymouth Bay Avenue, and vice versa, is unsuitable due to the narrow junction. Any increase in traffic will make an already narrow junction more dangerous for both traffic and pedestrians. 2. There will be increased traffic, noise and emissions through a quiet residential area. 3. There is a high risk of disturbance throughout the day and evening due to increased traffic. 4. There is a high risk any development will have a detrimental effect on house prices in the Lodmoor area. 5. There is already a high flood risk in the area. The proposed development will increase the risk of flooding to residential properties in the areas and to the surrounding land. 6. The site is unviable for development due to the current pumping station and the foul sewer running through the site. 7. The bottom of Weymouth Bay Avenue is already busy with dog walkers' cars parked for long periods. The proposed development will increase traffic and parking problems for local residents. 8. The proposed development area borders onto Lorton Nature Reserve and the RSPB Lodmoor Nature Reserve. These are vital wildlife habitats for a variety of rare birds and other wildlife. Ecological changes caused by any development in that area will have a total detrimental effect on the area. 9. The area is in the middle of a vital wildlife corridor. The council should be looking to improve the area for wildlife not building on it. 10. The proposed development will have a detrimental impact on the public right of way to the Lorton Nature Reserve, the RSPB Lodmoor Nature Reserve and to Lodmoor Country Park. 11. There are far more suitable brownfield sites around Weymouth and beyond.
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	<p>12. The site is not close to any public transport links meaning the vast majority of workers and visitors would drive to the area, which is totally against council policy.</p>
Jennifer Long (2)	<p>Weymouth Neighbourhood Plan Map 22B: Land at Lodmoor Old Tip – Mid-Section</p> <p>I am writing to submit my complete objections to any development on the land forming Land at Lodmoor Old Tip – Mid-Section identified on Map 22B.</p> <p>This area is totally unsuitable for any of the proposed development and will have a totally detrimental impact on the Lodmoor area because:</p> <ol style="list-style-type: none"> 1. There is already a high flood risk in the area. This area is an important part of the flood plain and is regularly flooded for long periods of the year. The proposed development will increase the risk of flooding to the surrounding areas and to the surrounding land. 2. The proposed development area borders onto Lorton Nature Reserve and the RSPB Lodmoor Nature Reserve. These are vital wildlife habitats for a variety of rare birds and other wildlife. A vast array of rare and endangered species frequent that area, including deer, foxes and badgers. Ecological changes caused by any development in that area will have a total detrimental effect on the area. 3. The area is in the middle of a vital wildlife corridor. The council should be looking to improve the area for wildlife not building on it. 4. The proposed development will have a detrimental impact on surrounding public rights of way to the Lorton Nature Reserve, the RSPB Lodmoor Nature Reserve and to Lodmoor Country Park. 5. There are far more suitable brownfield sites around Weymouth and beyond. 6. The site is not close to any public transport links. There is only an irregular bus service along the Preston Road. This means most workers and visitors would drive to the area, increasing air pollution, which is totally against council policy.
Jeremy Ireland	<p>Lodmoor Old Tip - North. Page 103-104 of Weymouth Neighbourhood Plan.</p> <p>I live close by and I am in support of this proposal in principle although I wish to state my concerns:</p> <ol style="list-style-type: none"> 1. The dual purpose path must be retained to enable access to the nature reserve and cycle path from Weymouth Bay Avenue. This is a well used path and one that I use most days, either walking or cycling. This path has been in existence since 2012 and provides an

	<p>important recreational facility for local residents.</p> <p>2. Parking for this site must be provided on site and not become the burden of local residents by parked cars filling local roads.</p> <p>3. Access from Weymouth Bay Avenue on to Dorchester Road can be difficult and any increase in traffic because of this development must be considered.</p> <p>Thank you.</p>
Jill Eggleston	<p>I object to the Weymouth Neighbourhood plan.</p> <p>It is an unsuitable area for industrial units.</p> <p>Access from Dorchester Rd is too narrow.</p> <p>Increase of traffic, noise and pollution in a pleasant residential area.</p> <p>Ecological and geological reasons.</p> <p>Not close to transport links.</p> <p>Flood risk.</p> <p>More parking.</p> <p>Near a Pumping Station and foul sewer.</p>
Jo	<p>I'm am objecting to this proposal. It is next to a nature reserve, has an impact on nature and the eco system, safety of the public. The area shod be preserved. Once development starts in this area where will it stop?</p>
Jo Smark-Richards	<p>I object to the proposal for industrial development in the Weymouth Bay Avenue Road/Lodmoor. I am incredibly concerned about an increase on traffic on Weymouth Bay Avenue and Dorchester Road as the junction is not suitable for an increase in traffic. There are a large proportion of children living in the area who will be at greater risk from increased traffic. I have a real concern for the impact of this proposal on the environment- this is close to RSPB reserves and will impact ecologically.</p>
Jodie Harris	<p>Subject: Formal Objection to Proposed Industrial Development at 9.83 and 9.84</p> <p>I am writing to formally object to the proposed industrial development at locations 9.83 and 9.84. As a resident of Weymouth Bay Avenue, I have serious concerns about the impact this development will have on our community, particularly regarding road safety and the character of the area.</p> <p>Over the years, I have witnessed numerous traffic incidents and near-misses on Weymouth Bay Avenue due to excessive speeding, the road's camber, and vehicles parked on both sides. Additionally, whenever work is carried out on Dorchester Road, our estate is frequently used as a cut-through, further exacerbating traffic issues. Reckless driving in the area has already resulted in the loss of pets, including my own and my neighbor's.</p>

Jodie Harris (continued)	<p>As a parent of three children, I find the current road conditions already hazardous, which is deeply concerning given that this is a residential street. Allowing an industrial development at the end of our road will only increase traffic congestion, noise pollution, and safety risks for local residents. This is entirely unacceptable.</p> <p>Furthermore, my garden already suffers from flooding, and additional construction in the area will only worsen the situation. Increased hard surfaces, heavy machinery, and potential drainage system disruptions will likely lead to further water runoff and exacerbate an already existing problem for me and other residents.</p> <p>Weymouth Bay Avenue is a residential area where residents pay significant council tax contributions, and it is known for its high-quality living environment. Furthermore, Lodmoor Country Park is a cherished green space that provides a safe, scenic area for families and children. The idea of introducing industrial development so close to this location is both inappropriate and detrimental to the well-being of the community.</p> <p>I urge the council to reconsider this proposal and prioritize the safety and quality of life of its residents.</p> <p>Sincerely, Jodie Harris</p>
Jonathan Bissett	<p>Objections due to:</p> <p>Increased volume of traffic to Weymouth Bay Avenue, Monmouth Ave and Beaumont Avenue.</p> <p>Increased parking of vehicles on Weymouth Bay Avenue, Beaumont Avenue and Moorside Close.</p> <p>Loss of recreation space in the Lodmoor Park.</p> <p>Impact to the wildlife of the Lodmoor area and damage to the environment.</p> <p>Increase of noise pollution due to operation of industrial units.</p> <p>Opportunity of access to travelling communities without stringent controls in place.</p>
Katherine Davis	<p>I wish to object to W23A.</p> <p>The proposal is to have industrial units that are accessed along a residential road. There are numerous industrial units in the area, many of which are empty and gave much better access routes. Part of the park and ride could be used for these units if it was felt additional were needed.</p> <p>I am a regular user of the foot/ cycle path from the park and ride to Lodmoor Country Park both on foot, running and walking or cycling. The path currently is free from traffic but I note the existing path may be rerouted through the industrial units. This would mean it is no longer safe for people with dogs and/ or children with vehicles in close proximity.</p> <p>I am also a keen parkrunner. Weymouth parkrun uses the existing cycle path. If this path was rerouted through the industrial units,</p>

	<p>parkrun would no longer exist as one of the requirements is that it isn't in close proximity to roads. This would affect the mental and physical well being of approximately 500 people who take part in parkrun each week, by running, walking, volunteering or supporting.</p>
Katherine Sims	<p>Objecting to plan for Weymouth bay ave new workshops etc</p> <p>This would be too much increase of use on the road at Weymouth bay ave it is a busy road and if you monitored it now it would show that it does not have the capacity of an increase traffic either visiting or delivering</p> <p>It would be built on flood area and the old tip methane gas area !</p> <p>Concern on access to the lodmoor park</p>
Kathryn Backwell	<p>Objection to plan policy w23a Lodmoor old tip- north section map 22a pg103</p> <p>As a resident of Weymouth Bay Avenue I am hugely concerned about the impact of increased traffic, emissions and noise on an already congested road. This is a residential area with families and young children and the road is unsuitable for larger utility type vehicles. I do not think an industrial area is the best use of this area so close to an area of natural beauty / nature / sports parks. The area is used by children, families, walkers, dogs, runners and cyclists and increased traffic and industrial units will have a huge impact for all. It would also have a detrimental effect on local wildlife and ecology. I do understand that there has to be local development and I would support some development in this area- nature and wildlife facilities, walks, wildlife tracks and a small cafe for people who are enjoying lodmoor country park would be beneficial to the area and provide business opportunities.</p>
Kelly Bissett	<p>I object to the plans for the following reasons:</p> <p>There will be increased traffic, the site is not close to public transport links so workers and customers would need to use cars.</p> <p>The turning into Weymouth Bay Avenue from Dorchester Road is very narrow.</p> <p>The nature reserve is nearby and increased activity would disturb the wildlife in this area.</p> <p>There will be increased noise pollution in this quiet area.</p> <p>Weymouth Bay Avenue has seen an increase in cars parking so I am not sure where additional cars would park?</p>
Laura Brokenshire	<p>OBJECTION to plan - Policy W23A Lodmoor Old Tip - North Section Map 22A pg 103</p> <p>I object to the plans proposed for the following reasons:</p> <p>As a resident of Weymouth bay Avenue I am hugely concerned about the Impact of increased traffic, emissions and noise on an already congested road. This is residential street with families and young children, it's unsuitable to have potential larger vehicles/increase in vehicles using the access from weymouth bay avenue.</p> <p>I cannot believe that as a council you would propose building industrial units on area of outstanding beauty so close to the bird reserve and residential homes. Does it not state in your plan that as a council you are meant to protect green spaces near to residential properties. This area has many walkers, cyclists, runners and visitors enjoying the quiet and beautiful location. The ecological impact on the wildlife, their habitats and the natural environment would be detrimental!</p>

	<p>There would also be an increased risk of flooding to properties and the land, the gardens already experience flooding on a regular basis.</p> <p>For businesses a more suitable site should be found for the above reasons and somewhere closer to transport links.</p>
Lesley Oxbrow-Trim	<p>Page 89 Draft Policy WNP29B - Lodmoor Old Tip - North Section. 9.106 to 9.111</p> <p>I am objecting to this section of the WNP as I believe the site to be totally unsuitable for development of any kind as all the constraints identified in the plan demonstrate.</p> <ol style="list-style-type: none"> 1. The site is close to a SSSI and the environmental impact is not acceptable for residents and wildlife. There would be increased traffic due to industrial development which would cause safety issues for pedestrians accessing Lodmoor and beyond. The noise and light pollution would impact local residents and be detrimental to the wildlife that inhabit the area. 2. The area is prone to flooding, many of the back gardens at the bottom of Weymouth Bay Avenue flood annually. It is not acceptable to build on a flood plain. 3. The area is comprised of contaminated land due to its previous use as the Weymouth Municipal Tip. When the area nearby was surveyed when Weymouth Football Club wanted to relocate, it was found that there was contamination below the surface. This is acknowledged in Document 5. 4. There are already industrial sites in Weymouth that are not being fully utilised, eg Jubilee Sidings which is far more accessible for users. There is no need for additional industrial estates to be built in the area.
Lori Hunt	<p>I wish to strongly object to the developments proposed on the land at the bottom end of Weymouth Bay Avenue, labelled 'Lodmoor Old Tip - North Section'; No 22A under the December 2024 submission documents.</p> <p>My reasons for objecting are the detrimental impact this will have on the immediate area & neighbouring vicinity as follows:</p> <ul style="list-style-type: none"> * The proposed access & exit on to Weymouth Bay Avenue via Dorchester Rd is extremely unsuitable due to the narrow junction. This junction has seen a significant no of road accidents already due to said narrow junction & volume of traffic. *** As a home owner within the area I have already been subjected to a council worker crashing in to my boundary wall & causing significant damage to both mine & neighbouring properties whilst driving down our road at speed. * It will cause a significant increase, in an already over populated area, of traffic, noise and emissions through a residential area. * There would also be an increased risk of disturbance including hours of use & times of access. * The proposed site lies within a flood risk area & increased development on the site will only increase the flood risk to neighbouring properties, in tandem with increasing water levels through climate change. * There will be a loss of privacy to neighbouring properties. * The site isn't viable due to the current pumping situation & 300mm diameter foul sewer running through the site. * In an already over populated parking & traffic area there will be an incremental increase in parking. * The proposed site borders Lorton Nature Reserve & any development will have a detrimental ecological impact to wildlife habitats & the natural environment.

	<ul style="list-style-type: none"> * The site will also detrimentally impact the geology of the established green space. * Any development would impact the public right of way access to the Nature Reserve & Country Park. * The site is not close to public transport links for visitors and workers, which goes against council policy. * To encourage businesses, a more suitable designated site should be found closer to established transport links.
Lucy Davies	<p>I wish to strongly object to the plan on the grounds of it having a detrimental impact on the residents and wildlife in this area.</p> <p>For young families the increase in traffic, noise and emissions is less than ideal and possesses a danger in an otherwise incredibly safe area.</p> <p>My husband and I moved to this location 7 years ago because we can be closer to nature and not be overlooked. This proposed plans would destroy both of these intentions. Will we be compensated for this impact on our house price?</p> <p>Furthermore, we do not have the infrastructure for lorries and other large vehicles to access the site without impacting neighbours who park on the road and visitors to the country park who drive down to walk their dogs.</p> <p>I would ask the council members whether they would like this to interrupt the natural beauty of their homes?</p> <p>The fact this is a nature reserve and bird sanctuary where species can live and breed in peace will also be destroyed. Why must our need for money and profits impact the lives of other species in this way?</p>
Lynda Barber	<p>Object to the industrial development because ;</p> <p>Access to Nature Reserve and Country Park</p> <p>Safety for residents due to increased traffic, noise, emissions through a residential area</p> <p>Already a very busy entrance due to walkers etc</p> <p>Loss of privacy</p> <p>Flood risk and increase of flooding to properties due to development</p> <p>Ecological impact on wildlife habitats and natural environment</p>
Mandy Craig	<p>Weymouth Neighbourhood Plan</p> <p>Policy W23A: Lodmoor Old Tip – North Section</p> <p>I am writing to submit my complete objections to any development on the land forming Lodmoor Old Tip north identified on Map 22A.</p> <p>This area is totally unsuitable for any of the proposed development and will have a totally detrimental impact on the Lodmoor area because:</p>

Mandy Craig (continued)	<ol style="list-style-type: none"> 1. Access from Dorchester Road into Weymouth Bay Avenue, and vice versa, is unsuitable due to the narrow junction. Any increase in traffic will make an already narrow junction more dangerous for both traffic and pedestrians. 2. There will be increased traffic, noise and emissions through a quiet residential area. 3. There is a high risk of disturbance throughout the day and evening due to increased traffic. 4. There is a high risk any development will have a detrimental effect on house prices in the Lodmoor area. 5. There is already a high flood risk in the area. The proposed development will increase the risk of flooding to residential properties in the areas and to the surrounding land. 6. The site is unviable for development due to the current pumping station and the foul sewer running through the site. 7. The bottom of Weymouth Bay Avenue is already busy with dog walkers' cars parked for long periods. The proposed development will increase traffic and parking problems for local residents. 8. The proposed development area borders onto Lorton Nature Reserve and the RSPB Lodmoor Nature Reserve. These are vital wildlife habitats for a variety of rare birds and other wildlife. Ecological changes caused by any development in that area will have a total detrimental effect on the area. 9. The area is in the middle of a vital wildlife corridor. The council should be looking to improve the area for wildlife not building on it. 10. The proposed development will have a detrimental impact on the public right of way to the Lorton Nature Reserve, the RSPB Lodmoor Nature Reserve and to Lodmoor Country Park. 11. There are far more suitable brownfield sites around Weymouth and beyond. 12. The site is not close to any public transport links meaning the vast majority of workers and visitors would drive to the area, which is totally against council policy.
Marie Minter	9.83, 9.84, 9.87 - objection to proposal for industrial development

	<p>This will increase traffic noise and emissions into a quiet residential area , with the loss of privacy particularly to those near the entrance! It will also increase parking to all surrounding roads which is already used by walkers, dog walkers etc and when large events take place in Lodmoor Country Park and the Iron Man Events this overflows into adjacent roads eg Beaumont Avenue.</p> <p>People living in the area are already having to contend with increased traffic flow on the Dorchester Road, making it difficult to turn out of Weymouth Bay, Grove Avenue and Monmouth Avenue, since the opening of the Mercury Road development. This will increase more when Marks and Spencers opens and more so if this plan goes ahead!</p> <p>Safety - How will this area be closed off, if it does go ahead, as a lot of families use this area with small children, cyclists and walkers with their dogs?</p>
Mark Heasman	<p>Re 9.83, 9.84 and 9.87.</p> <p>Objection.</p> <p>Access from Dorchester Road onto Weymouth Bay Avenue and vice versa is unsuitable due to the narrow junction.</p> <p>Increased traffic, noise and emissions through a residential area.</p> <p>Potential disturbance including hours of use and times of access.</p> <p>Flood risk and increase of flooding to neighbours properties and land from increased development.</p> <p>Viability of site due to current pumping station and 300mm diameter foul sewer running through the site.</p> <p>Loss of privacy to neighbours.</p> <p>Increase in parking - area already used by walkers etc.</p> <p>Land currently outside the defined development boundary and borders onto Lorton Nature Reserve.</p> <p>Ecological- impact on wildlife habitats and natural environment.</p> <p>Geological - changing the established green space.</p> <p>Access to public right of way to the Nature Reserve and Country Park.</p> <p>From a business point of view, a designated site should be found more suitable, nearer and closer to transport links.</p> <p>The site is not close to public transport links for visitors and workers, which goes against council policy.</p>
Martin Eggleston	<ol style="list-style-type: none"> 1. The access to Weymouth Bay Avenue from Dorchester Road is too narrow for trucks/lorries. 2. This would severely increase traffic congestion and noise through a residential area. 3. What is the impact on the current sewer pipe and pumping station? 4. The land is outside of the current development boundary. 5. Any development would impact on existing access to public rights of way to the nature reserve. 6. The nearest bus stop is approx 0.5 miles away.
Martin Hibberd	<p>I refer to Map 22A page 104.</p> <p>I strongly object to the proposed development of the area because:</p> <p>Access to my right of way to the nature reserve.</p> <p>Increase of traffic, it's already very difficult to get onto Dorchester road, this will make it significantly more difficult.</p>

	<p>Impact on wildlife and their habitats.</p> <p>Noise and pollution through a quiet residential area.</p>
Mary Allitt	<p>The public right of way is used by walkers and those with mobility aids etc. to access the country park and nature reserve. It will have a detrimental effect on residents living here by changing this green space and increasing flood risk when areas like this are over developed. The proposed area is currently outside the defined development boundary and will impact established wildlife and the natural environment .</p> <p>A more suitable site for industrial/workshop units with better access and transport links for the proposed development should be considered.</p>
Matthew Summers	<p>I wish to strongly object to the proposal for small industrial units/workshops on the land at the bottom of Weymouth Bay Avenue (Labelled W22A in the document) "Lodmoor Old Tip - North Section."</p> <p>Reasons - Detrimental impact on the area:</p> <ul style="list-style-type: none"> - Access to and from Weymouth Bay Avenue being unsuitable due to visibility. - Weymouth Bay Avenue is a primarily residential road and is unsuitable for access to a industrial site, due to safety in terms of use of good vehicles, increased traffic and noise. - Noise disturbance during operating hours and through road for access that could be at anytime during the day or night. - The majority of the site lies within a flood risk area and the development would increase the potential for flooding to the nearby properties. There will be an increase in flood risk within the forthcoming years due to climate change and the development should not be permitted. - Currently there is a pumping station on the site and a 300mm diameter pipe running through the middle of the site and therefore this would make the development unviable without substantial works. - The development and the type of buildings would be out of character in the area, and we would assume the buildings would create a loss of amenity and would create potential overlooking and loss of light to the neighbouring properties. - The area to the bottom of the road is currently used by dog walkers and visitors to the nature reserve for parking and by residents and the proposed development would increase parking along the road. - From a commercial view the proposed development is not in a viable location and a site with better access and close to road and public transport links should be found, maybe towards the park and ride site or towards the weymouth link road.
	<p>I wish to make objections about the following areas of the plan.</p> <p>22A Land at Lodmoor Old Tip - North Section</p> <p>22B Land at Lodmoor Old Tip - Mid Section</p> <p>22C Land at Lodmoor Old Tip - South Section</p>

Michael Harvey	<p>I use all these areas on a daily basis whilst walking my dog.</p> <p>22A Land at Lodmoor Old Tip - North Section</p> <p>This land seems to me to be totally unsuitable for the proposed development. Any development would be prohibitively expensive due to the nature of the land is very close to areas of flooding and encompasses draining ditches.</p> <p>The land is part of what most would consider to be part of either the nature reserve or of the country park. There would be a severe impact on the environment including many rare birds/wildlife. What is currently a lovely walk for locals and holiday makers would become an unpleasant area between the nature reserve and the park.</p> <p>In the unlikely event that this development did go ahead the access to the site and the availability of public transport would be a real issue. There are no buses within ½ mile plus. The junction of Weymouth bay avenue and Dorchester road is difficult there are regular crashes due to the nature of the junction.</p> <p>My overall view on this area being included in the plan is purely based on availability and not any realistic potential of development and therefor should be removed. Areas such as the park and ride would be much more suitable.</p> <p>22B Land at Lodmoor Old Tip - Mid Section</p> <p>I have no objection to the suggested development (The site assessment process has shown the site is potentially suitable for a Café or Viewing Centre for Lodmoor Bird Reserve) but this would only require a very small area of the total area shown in the plans as “the mid section”. The land is already utilised for leisure by walkers and bird watchers.</p> <p>This area should become part of the nature reserve (with a café or viewing centre if this is practical). Other leisure development should be excluded as they would have a serious impact on the environment and would potentially seriously impact a very special area of Weymouth.</p> <p>Again I believe this area would be prohibitively expensive to develop extensively of “leisure use” and that it has been included only on availability and as part of a numbers game/</p> <p>22C Land at Lodmoor Old Tip – South Section</p> <p>The first paragraph states: “The land forming Lodmoor Old Tip south section, as identified in blue on Map 22C, is allocated for leisure use which accords with LP Policy WEY8”.</p> <p>I have no objection to such a development if it is single story and complementary with other leisure facilities such as the sea life centre, sand sculpture, go carts etc.</p> <p>What is extremely concerning in this section is the reference to “the development should include a compliant level of affordable housing including social housing and provide a high quality of design and landscaping”. It is unclear to me whether this has been left in the plan accidentally from an earlier revision of the plan or whether there is a genuine intent to build housing on this area. If it is the later then I would very strongly object as this would be totally inappropriate for this key leisure space in Weymouth.</p> <p>The actual plans for this area should be made much clearer and .exclude housing as this is not remotely appropriate for our seaside town.</p>
Michael Robinson	Objecting to the redevelopment of the land at the end of weymouth bay avenue.

	<p>This area has been left dormant for years and is an established green space and has a large enviromental importance in the area. There are multiple animals living in and around this marked area that will be hugely impacted by these works.</p> <p>There is already a large volume of traffic that passes thru weymouth bay avenue and with many families on and around this access route these works and the increased volume of traffic will significantly increase the risk of an accident and reduce safety for all the occupants of the area.</p> <p>There are also no transport links in close proximity to this area which directly goes against council policy. The workers and visitors will likely attend by vehicle causing further disription and congestion.</p> <p>There is also a pumping station in this area with a sewer running thru the proposed site that will need to be addressed and additional flood protection that does not impact residents will need to be considered as this area is already prone to flooding</p>
Mr H Jeanes	<p>Comments against proposal for development complex east of Weymouth Bay Ave.</p> <p>The Lodmoor area encompassing Beaumont Ave, Weymouth Bay Ave and Monmouth Ave is a Residential Area. It is therefore an undesirable proposal which will exaggerate various existing problems.</p> <p>The roads in this area are in a poor condition and are in dire need of resurfacing. The vehicle parking on the above roads causes single line traffic. This is further compounded by the local Driving Schools using these roads for tuition, from dawn to dusk. This in turn causes problems exiting from Weymouth Bay Ave onto the Dorchester Road. Traffic today has also been increased by the extra vehicles flowing from the Gateway complex. The proposal will add extra traffic and increase the road problems.</p> <p>The proposal would be built on the old refuge tip, eg. gas problems and the area floods with heavy rain. Access at the bottom of Weymouth Bay Ave is used constantly for dog walkers, cyclists, acess for the rugby club and Sainsbury's and for the beach to the east. The Park Run with upwards of 350 runners is held on this path every Saturday. Also the country park and surrounding area is for the community and this cannot be interfered with. The local bird sanctuary and the Lorton nature reserve are in the immediate area of the proposed site and have right of way. There may be an ecological impact on wildlife and natural habitats.</p>
Mr Jan Rennard	<p>WEYMOUTH NEIGHBOURHOOD PLAN Paragraph 9.83, 9.84 & 9.87.</p> <p>My objections are:</p> <p>Traffic - There are learner drivers using Weymouth Bay Avenue all day and evening. Lots of delivery vans travelling at speed (my pet dog was hit and died by a delivery van four years ago).</p>

	<p>Dog walkers/Bird watchers etc all park at the end of Weymouth Bay Avenue.</p> <p>Drainage - My back garden floods due to the rain water not being able to drain away. If industrial units are built this will effect the drainage of all rear gardens in the last third (eastern end of Weymouth Bay Avenue) with odd house numbers.</p> <p>Drainage issues have been raised many times by house owners to the Council and Wessex Water to no avail.</p>
Mr Richard Hall	<p>Regarding development of land (ex council / road salt site / Lodmoor Old Tip North W23A - Map 22A - Employment Use - SmallScale industrial units or workshops, buffering planting, contaminated land) at bottom of Weymouth Bay Avenue for Commercial Purposes.</p> <p>We "strongly object" to this proposition as it is unsuitable for the area as set out below;</p> <p>Commercial developments based within/through domestic housing are not the way forward, the access is unsatisfactory, the main road junction at the Top of Weymouth Bay Avenue is tight at the best of times for turning in with a car when someone is waiting to turn out, there is also no scope to widen the junction due to the properties either side.</p> <p>Potential delivery vans (1.2 tonne box vans) will be able to negotiate the access but as with all commercial sites larger vehicles do attend ie. 7.5 tonne, 12 tonne vehicular deliveries and not only is this an issue at the top of the road joining Dorchester Road but also access to the site at the bottom of Weymouth Bay Avenue is restricted and poses access issues for the 3 dwellings at this extremity.</p> <p>The site access at the bottom of Weymouth Bay Avenue is already a bottleneck with cars parked on this short section, mainly due to dog walker and people visiting the nature park. This causes the residents at this extremity, issues with accessing their properties, the parking problems extend all around the junction with Moorside Avenue with parking being right upto the junction in all directions. Yellow lines could ease this but it will only move the parking issues further up the road.</p> <p>Weymouth Bay Avenue is also a good residential area of high quality housing, adding a commercial venture to this avenue will have a detrimental impact on the housing prices. The potential for noise (if commercial motor vehicle repair use or fabrication/machinery is used) and excess weekend traffic</p> <p>There is also the safety issue of increased commercial and potential customer traffic accessing the site, the road has a large amount of young children who walk and cycle, there is also a large section of the elderly who use the road either on foot or mobility scooters.</p> <p>We have seen first hand the state of Lynch Lane for instance where commercial developments are blighting the residential area of that road with unacceptable parking and causing hazards to pedestrians and drivers Ref: the individual who was killed by a reversing truck a few years back at this location.</p>

Mr Richard Hall (continued)	<p>Commercial ventures need good access like the Granby Estate, the Link Park or the Gateway site near the new B&M store.</p> <p>There is land to the East of the Park and Ride with much better road and transport access, there is land North of the Sustainable Solutions Recycling Area with Access via Preston Beach Road.</p> <p>I have worked in Manufacturing for 40 years on the Granby Industrial Estate, Roman Hill Trading Estate, Hampton Farm business Park and now Hybris Business Park. These sites work as there is no risk to domestic pedestrians, elderly or families and no conflict with housing due to better access.</p> <p>I fully support business development, but just because a patch of land is unused it should not become an excuse to develop in an area that would have detrimental environmental, community, financial (house prices) and affect the Mental Wellbeing of existing residents. If we were discussing Housing Development then I am sure there would be more meaningful and positive discussion.</p> <p>I support development but this particular site is unsuitable for commercial use and better left as part of the Nature Reserve even if the Old North Tip area was converted to a car park (with fees) for ramblers / dog walkers.</p>
Mr Samways	<p>Narrow junction on/ off Dorchester rd</p> <p>Borders nature reserve</p> <p>Increase in parking</p> <p>Outside defined development</p> <p>Flood risk to neighbouring properties</p> <p>Increase in traffic, emissions and noise</p>
Mrs Jane Gibbs	<p>On the whole the plan seems a good approach to the needs of the future.</p> <p>But two proposals grate:</p> <p>Lodmoor Old Tip - North section (pp111-112)</p> <p>* Has it been established that new industrial units are needed in Weymouth?</p> <p>* This is a small site. Has thought been given to the FREE parking needs of both customers and workers at the units? The development of such units at Coronation Road, (Jubilee Enterprise Centre) now charges for parking, forcing customers to park elsewhere. In the location being proposed, "elsewhere" would be outside the houses at the bottom of Weymouth Bay Avenue, already over-populated with kerbside parked cars and vans.</p>

	<p>* The junction of Weymouth Bay Avenue and Dorchester Rd has recently been made harder for both vehicles and pedestrians to negotiate by the change to the junction of Mercery Road and Dorchester Rd to create a cycle lane last year. An industrial development at the bottom of Weymouth Bay Avenue would add to the volume of traffic trying to use the junction at the top of the the road.</p> <p>* Where else would an industrial development even be considered at the end of what is effectively a half-mile long residential cul-de-sac?</p> <p>Lodmoor Old Tip - Mid-section (pp113-114)</p> <p>Of course it would depend on the type of leisure activities included, but attention needs to be paid to the potential noise nuisance affecting the residential roads thereabouts: Campion Close, Weymouth Bay Avenue, Moorside Ave/Close. Some leisure activities (like the Pirate Golf on Preston Beach Road) have constant loop of commentary/music playing.</p> <p>For both of these proposals I am concerned that adequate safety checks be carried out on the Old Tip itself, lest toxic chemicals be released into the environment. The Tip needs also to be checked rigorously for air-pockets and potential slippage.</p>
Mrs Kim Rees (2)	<p>I live on the Dorchester Road, and the traffic and noise at the best of times is annoying, so to have an additional amount of traffic up and down and turning into Weymouth Bay is unbelievable that it could even be considered .</p> <p>There are quite a lot of issues to be taken into consideration</p> <ol style="list-style-type: none"> 1) Noise and pollution. It definitely would not be a 9-5 operation 2) Smell from sewers 3) disruption to residents, the roads are narrow, and parking is always very busy. 4) access to public right of way 5) loss of green space, not to mention the impact on wildlife 6) Area is liable to flood risk 7) Heavy lorries are likely to cause more damage to the roads <p>I would like you to take the above comments into careful consideration</p>
Mrs S Stuart	<p>I am objecting to the plan.</p> <p>9.87 Weymouth Bay Avenue is a very busy narrow road in a popular residential area There are a lot of cars parked in the road and cars have to give way frequently to approaching traffic. A lot of school children walk to school up this roadit is a dangerous route. I have personally seen several near misses by the crossroad where I live. Increased traffic will only worsen the situation</p>

Natalie Hilton	<p>I am referring to 9.83, 9.84 and 9.87 of the Weymouth Neighbourhood Plan.</p> <p>I strongly object to this proposal for industrial development as it will have a detrimental impact on the area for the following reasons:</p> <ol style="list-style-type: none"> 1. This development would cause an increase in traffic, noise and emissions through a residential area and reduce quality of life for local residents. Of particular concern is the large number of vehicles which would need to use a residential street where lots of young families live. It is irresponsible to even consider increasing the traffic in an area with children using the area so frequently. 2. It would have a huge detrimental ecological impact. The area has a beautiful natural environment which is enjoyed by a range of nature enthusiasts and has a vast number of wildlife habitats. 3. The junction of Weymouth Bay Avenue and Dorchester Rd is narrow and totally unsuitable for large amounts of traffic, let alone larger vehicles. This would become a congested and dangerous junction. <p>Overall, this is an extremely ill-considered proposal which would severely negatively impact the area and the lives of local residents and the local community who enjoy using it. Weymouth has many more suitable areas for small scale industrial units and does not need to infringe on a beautiful nature reserve.</p> <p>I hope the Council support the objections to this proposal and acknowledge the detrimental and dangerous impact this development would have.</p>
Nick Symes	<p>WEYMOUTH NEIGHBOURHOOD PLAN Lodmoor Tip North Section Pages 103 & 104 Paragraphs 9.83-9.88</p> <p>I am writing to OBJECT to the proposal for the development of this area into industrial units. I believe that this site is totally unsuitable for development due to its proximity to both the Lorton Nature Reserve and the RSPB Bird Reserve that it borders.</p> <p>This area is in a Flood Zone and local residents whose properties border this site already suffer with flooding.</p> <p>Wildlife and the existing water courses will be also affected by the increase in flooding.</p> <p>Residents whose properties border this site will also be heavily impacted by noise pollution, air pollution and a loss of privacy.</p> <p>The residential road to access this site is narrow and all residents of Weymouth Bay Avenue will be impacted by increased traffic.</p> <p>The public rights of way to access the designated cycle and pedestrian paths will be lost or at least closed for many months affecting all residents of Lodmoor and Weymouth and the wider population.</p> <p>I believe that this area should be kept as a green space for the established wildlife and natural environment that exists there, development would be detrimental to both this and the local community.</p>
Nicky Collins	<p>I am objective to the proposal as it will have a very negative impact on the surrounding area of outstanding beauty & wildlife. This area of lodmoor RSPB wildlife & putting even a small amount of light commercial there is not acceptable by the council as it will have such a</p>

	<p>detrimental effect on habitat and the natural environment. It will also increase traffic flow to what is a dead end quiet road not to mention noise and emissions to our residential area. Having the new shopping outlets further along Dorchester Road has already had a massive effect on traffic queues. This site isn't the place to put this.</p>
Nigel Taylor	<p>Dear Council members and those overseeing the neighbourhood plan, I and my wife have only recently retired from London to Weymouth, and live in Weymouth Bay Avenue. We are loving living here! I have been made aware of the Weymouth Neighbourhood Plan and want to comment.</p> <p>First I totally understand the need for development, and housing, and working opportunities and developing the leisure facilities around Lodmoor. Since we arrived in October 2024 I have enjoyed an almost-daily walk around Lodmoor, the Old Tip and environs as I am an avid birdwatcher. I was saddened however to see the plans for redeveloping the site of the Old Tip, especially the northern section, but also the middle section, and I wish to object. In the northern section I have discovered a firecrest last autumn, and the middle section had two dartford warblers in November, which might stay for the winter, as they were probably migrants. That scrub is wonderful for birds, and I believe a couple of years ago there was a rare red-backed shrike present for some days, and there are breeding cetti's warblers just on the edge of the site if not in it. Reed buntings breed there too, and are more reliably seen there than at Lodmoor RSPB. It would be a great shame to replace that wilderness with buildings.</p> <p>The problem with the plans for the northern section is that there seems to be no recognition of the increased traffic this would cause in Weymouth Bay Avenue, assuming that will be the entry-point. The junction with the Dorchester Road is narrow, and for cars in increasing number to exit the Weymouth Bay Avenue, especially heading north for Dorchester, there will be dangers, as already it can take ages to exit because of traffic. Even before the units on the northern site are built there will be heavy traffic from construction and building works needing to access the site. This will make it horrendous for residents let alone the issues of entry into the road, and lead to increased parking in a road which is already heavily used by dog-walkers to park their cars before entering the site. The absence of any apparent transport plan to local bus or train links suggests everyone visiting the site will have to drive.</p> <p>Please can you take all this into account, and reconsider if this is the only site for the proposed developments.</p> <p>Yours faithfully,</p> <p>Nigel T. W. Taylor</p>
Norma Bissett	<p>Objecting due to: Increased of road traffic and none regulated parking on Weymouth Bay Avenue, Beaumont Avenue and Moorside close. Impact to the local environment Damaging the look and feel of the area and Lodmor park.</p>

Paul Horney	<p>Weymouth neighbourhood plan page 103 para 9.83.</p> <p>I object to the plan for industrial development of land at the end of Weymouth Bay Avenue (WBA) due to the adverse impact it will have on the residential area. WBA is not suitable for increased heavy traffic as residents already park on both sides of the road and any development will increase traffic flow making it difficult to travel in both directions. The access to WBA from Dorchester Road is narrow and access unsuitable for increased heavy traffic. There will also be increased noise and emissions in this residential area.</p> <p>There are no close public transport links for workers/visitors to the site which will only increase the parking in the area and therefore a more suitable site should be found with better/closer transport links.</p> <p>Flooding of gardens is already an issue on some properties in the area and an industrial site will only increase this risk.</p>
Peter Barnett	<p>I am concerned with the designation of land at the bottom of Weymouth Bay Avenue. Item 9.83 on Map 22A. This area directly abutts a number of houses and the proposed development will increase noise, add commercial traffic to an already congested area, due to residents parking and a significant number of dog walkers who drive here to walk their dogs into the Lorton Nature Reserve and further towards the beach and seafront. There will increased noise nuisance in this mainly residential area which already has significant impact from lorries and heavy plant from both the Eco Solutions site, receiving and dispensing large quantities of material, and the household recycling point. Even this Sunday morning at 7am I could hear heavy plant dragging and rearranging the huge recycling containers. This site is not suitable for increased commercial activity. Thank you.</p>
Peter Millner	<p>The labelling of the marked area as "brownfield" is disingenuous. It is a wildlife habitat, at the edge of a country park.</p> <p>Section C states "having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area" - the proposed development would bring industrial human activity closer to the country park, where many other sites exist. There are numerous unoccupied buildings in the nearby industrial estate (Beefeaters etc) as well as the town centre.</p> <p>Before destroying wildlife habitat, why aren't you making it easier for existing sites to be profitable - lowering business rates and similar costs, offering incentives for those who occupy existing buildings rather than building new ones, and changing the ward boundaries to reflect the reality that the Granby estate is an integral part of weymouth, would all help more than this.</p>
Peter Wallace	<p>Area 9.83 on map 22A - proposed area for development of industrial units and workshops</p> <p>Area 9.84 land fill site and brownfield site, east of Weymouth Bay Avenue</p> <p>Area 9.87 road access from Weymouth Bay Avenue</p> <p>I wish it to be recorded that I am objecting to this proposal.</p> <p>This is a densely populated residential area, occupied by families of mixed age groups, some of whom are elderly, retired people who should have an expectancy to peace and quiet, and safety in their autumn years. There are also many younger families with young children, who have similar expectancies of a peaceful and safe environment in which to bring up their children. There are no other</p>

Peter Wallace (continued)	<p>existing business or industrial units in the proposed area.</p> <p>There are many school children, both pedestrian and cycling, transitioning through and across this area, across the junctions of Dorchester Road and Weymouth Bay Area; across the junction at Dorchester Road and Monmouth Avenue; along Cleveland Avenue and on the cycle and footpath which runs from the Lodmoor Play Park across the bottom of Grove Avenue, Weymouth Bay Avenue and Monmouth Avenue, presenting a very real and new hazard, as they make their way to the Radipole Primary and Wey Valley Secondary schools.</p> <p>There are obvious road safety issues where access to the proposed site will introduce unnecessary and dangerous hazards to these children as they encounter this additional traffic.</p> <p>There are numerous schools of motoring which use this area throughout the day and night, every day of the week, adding more potentially dangerous and unsafe road traffic.</p> <p>If this proposal goes ahead, it is anticipated that there will be a greatly increased volume of industrial traffic including vans, light and heavy goods vehicles, and worker traffic accessing the planned industrial units. Weymouth Bay Avenue is already subject to regular traffic congestion from the top of the road to the bottom, as are the roads running parallel to Weymouth Bay Avenue, from cars parked on both sides of the road, fast-moving DPD/Evri-type delivery vans, and the varying degrees of driving skills and speeds of the schools of motoring.</p> <p>Many of the relatively recent-build houses at the lower end of this surrounding area of Weymouth Bay Avenue and adjacent roads are built on the existing landfill area being proposed, and are currently subject to subsidence issues due to the apparently poorly prepared land. It is perceived doubtful whether the extension of this landfill area will be able to sustain further substantial development into what is effectively marsh land.</p> <p>There are the established wildlife conservation areas of Lodmoor Country Park and Lorton Meadows Reservations across the marsh area. Over recent years we have seen a pair of nesting Marsh Harriers just below the proposed development area. The Lodmoor Country Park is home to foxes, badgers and deer, and to many water bird species, which will be negatively affected by this proposed plan.</p> <p>It is considered that there is better, more suitable land surrounding the existing Granby Industrial Estate where there is relatively less disruption to residents, where the traffic volume and road safety issues have already been addressed, and are a known hazard.</p>
R Gledhill	<p>Pages 105-105 of Weymouth Neighbourhood plan 2021-2938</p> <p>I am objecting to this plan overall as it seems to have been thrown together without a holistic approach regarding the residents needs, certain impact of climate change and overall sense. I am particularly objecting to the proposals as above listed for the land at the eastern end of Weymouth Bay Avenue.</p> <p>Many important points against the site's suitability seem to have been neglected in the plan, which include:</p> <p>Flood risk of the site (HIGH)</p> <p>The access point from a residential area populated with both many young and elderly people who have specific needs regarding traffic safety, noise and pollution</p> <p>Ecological concerns, the site is next to/incorporates part of our local nature reserve network and is vital habitat for all kinds of bird and</p>

R Gledhill (continued)	<p>animal residents</p> <p>Public access - a very expensive bike and pedestrian path runs through the proposed site, which was completed at public cost to provide safe non-car access into Weymouth and forms part of the local cycle network, as well as two other footpaths which are all very well used, particularly in the Summer season.</p> <p>Leisure use - the whole area is widely used by walkers, cyclists, bird watchers, families, dog walkers and commuters - banging an industrial site in here would immediately remove the safe, peaceful access currently enjoyed by so many, as well as affecting the local Park Runs etc.</p> <p>Changing an established green space/habitat corridor to industrial use</p> <p>Affects to the water table by the necessary creation of hard standings for development use (again, likely to increase flooding)</p> <p>Increased noise levels, disturbance and traffic, loss of privacy etc. detrimental to residents' peaceful enjoyment of their properties</p> <p>Viability of the site is also questionable with a pumping station and foul sewer running through it</p> <p>The land is also outside the defined development boundary, which I believe makes it clearly unsuitable as it is not close to public transport links for visitors and workers, going directly against established council policy.</p> <p>In all, proposal to develop the site in any way from its current use seems overwhelmingly the wrong decision and I object on these grounds.</p> <p>Further objection to proposed development at Lodmoor Old Tip South Section, there is a proposal in the plan (Page 107) to build housing on the site. Again, the site is surrounded by land at HIGH risk of flooding, is an old waste site - which would require significant, costly remediation to be even vaguely safe to build houses on. It is a piece of land which is currently enjoyed by many as a connecting peaceful place to walk, relax and immerse themselves in the natural landscape which has developed since the tip closed. Again, this land is outside the defined development boundary in the local plan, and is also very close to the current waste site - a potential source of noise and air pollution. The car park area serves as overflow for Lodmoor, and I wonder where the council think they will gain revenue once this has been built on?</p> <p>Overall the neighbourhood plan needs to be rewritten, it is not fit for purpose.</p>
Rachel McCready	<p>I am putting forward an objection to Section of the Neighbourhood Plan which relates to the proposal for industrial development of the land defined on Map 22A, the northern part of the old tip adjoining Lodmoor Nature Reserve and Lodmoor County Park as follows:</p> <p>9.83 - area of land identified for employment use due to its availability, develop ability and suitability to meet the need for employment, particularly small scale industrial units. How has this conclusion been reached? It is most unsuitable.</p> <ul style="list-style-type: none"> - how has the impact on nature been considered? Close proximity to Lodmoor Nature Reserve, therefore squeezing nature. Have the RSPB been informed and if so what are their thoughts/objections? - impact on Lodmoor Country Park users? Close proximity to and in regular use as access to the Country Park. - how will the current pedestrian access be maintained both during and after construction? - the area is too narrow, in particular behind the houses in Moorside Avenue -the area is in regular use by cyclists and pedestrians - how will this be maintained in such a narrow space? -Vehicular access will be

Rachel McCready (continued)	<p>required to service any units constructed - how will cycling and pedestrian access be safely maintained alongside vehicular access?</p> <ul style="list-style-type: none"> - there is a potential for reduction in cycle routes which contradicts government/council requirements to provide safe cycle routes. - consideration of noise effects from units on a residential area <p>9.84 Site lies within Flood Zone 3</p> <ul style="list-style-type: none"> - the area behind Moorside Avenue is subject to flooding. Building here has the potential to increase flooding in Moorside Avenue, Moorside Close and the lower part of Beaumont Avenue. <p>9.87 Road access via Weymouth Bay Avenue</p> <ul style="list-style-type: none"> - proposal to turn a residential cul-de-sac into industrial use - access to and from Dorchester Road from Weymouth Bay Avenue is already difficult due to the increase in traffic on Dorchester Road as a result of the shopping units at Mercery Road. This will increase further once Marks and Spencer is built. <p>If there is a requirement for more such industrial units in Weymouth, there are more suitable sites where there is no impact on already established housing eg Jubilee Sidings -already an industrial area with plenty of land on which to develop. Or take part of Lodmoor Car Park and encourage better use of the Park and Ride and so help to reduce the impact of traffic on the town centre</p>
Ray Hunt	<p>I believe this to be an unacceptable site for the proposed development due to the following:</p> <ol style="list-style-type: none"> 1 unacceptable noise, emissions and increased traffic via a residential area. 2 To exit Weymouth Bay Avenue is already extremely difficult due to the volume of traffic on the Dorchester Road. Traffic is bound to increase once the Mercery Road development is completed. 3 Loss of privacy to the local residents. 4 Ecological impact on existing wildlife habitats and natural environment, 5 The proposed site lies within a flood zone. Which is a risk of increased flooding to neighbouring properties.
Sarah Kirby	<p>I object to part of the Weymouth Neighbourhood Plan as it seems extremely unwise to develop the brownfield site, known as Lodmoor Tip North, for industrial usage. This area can only be accessed via a quiet residential road. Therefore, the surrounding roads and junctions would be detrimentally impacted.</p> <p>This area also borders the nature reserve, which will obviously affect the ecology of local wildlife.</p> <p>The access to the Lodmoor Nature Reserve and Lodmoor Park is used by a great many people - not just close-by residents.</p> <p>I cannot imagine why this area has been proposed as it doesn't seem fit for purpose.</p>
Simon Budd	<p>I am objecting to:</p> <p>Section 9.83, 9.84 and 9.87 all of the following objections apply to all sections stated above:</p> <p>Access from Dorchester Road onto Weymouth Bay Avenue and vice versa is unsuitable due to the narrow junction.</p> <p>Increased traffic, noise and emissions through my residential area, I suffer from asthma and this may have a detrimental effect on my health and wellbeing.</p> <p>Potential disturbance including hours of use and disturbance.</p>

	<p>Flood risk and increase flooding of neighbours properties and land from increased development.</p> <p>Viability of site due to pumping Station and 300mm diameter foul sewer running through the site.</p> <p>Loss of privacy to neighbours.</p> <p>Increase in parking - area already used by walkers and holidaymakers who won't pay exorbitant town car park fees.</p> <p>Land currently outside the defined development boundary and borders onto Lorton Nature Reserve.</p> <p>Ecological - impact on wildlife habitants and natural environment.</p> <p>Geological - reducing the established green space.</p> <p>Access to public right of way to the Nature Reserve and Country Park.</p> <p>From a business perspective, a designated more suitable site should be found, near and closer to transport links.</p> <p>The site is not close to public transport links for visitors and workers which goes against council policy and does not make the site open and inclusive to all.</p>
Stuart Oxbrow-Trim	<p>I am opposing the plan as laid out in Page 89 Draft Policy WNP29B - Lodmoor Old Tip - North Section. 9.106 to 9.111</p> <p>I am objecting to this section of the WNP as we believe the site to be totally unsuitable for development of any kind as all the constraints identified in the plan demonstrate.</p> <ol style="list-style-type: none"> 1. The site is close to a SSSI and the environmental impact is not acceptable for residents and wildlife. There would be increased traffic due to industrial development which would cause safety issues for pedestrians accessing Lodmoor and beyond. The noise and light pollution would impact local residents and be detrimental to the wildlife that inhabit the area. 2. The area is prone to flooding, many of the back gardens at the bottom of Weymouth Bay Avenue flood annually. It is not acceptable to build on a flood plain. 3. The area is comprised of contaminated land due to its previous use as the Weymouth Municipal Tip. When the area nearby was surveyed when Weymouth Football Club wanted to relocate, it was found that there was contamination below the surface. This is acknowledged in Document 5. 4. There are already industrial sites in Weymouth that are not being fully utilised, eg Jubilee Sidings which is far more accessible for users. There is no need for additional industrial estates to be built in the area.
Terence Arthur Reddington & Linda Margaret Reddington	<p>Lodmoor is a Nature reserve and can be entered into down the end of Weymouth Bay Ave DT35AD through the walkway, Its also a Cycle Route and the path is Widley used by many dog walkers, the area has many large pools of water within the area mentioned, Weymouth Bay Ave is a long quite road and is a dead end, to build small units at the area mentioned would create more pollution from vans and trucks using the units which goes against the councils attempt to make cleaner air for its residents, There is a vast UNUSED Park and ride less than half a mile away which has main roads from which vehicles can easily get to and has no houses. Thank you</p>
	<p>Subject: Strong Objection to Weymouth Neighbourhood Plan - End of Weymouth Bay Avenue</p>

Terry Sallows	<p>I submit this objection in the strongest possible terms to the proposed development within the Weymouth Neighbourhood Plan at the end of Weymouth Bay Avenue. I am utterly dismayed and deeply concerned by the implications of this plan, particularly regarding the inevitable surge in traffic and the devastating impact on the local wildlife within the adjacent nature reserve and park.</p> <p>The notion of increasing development along Weymouth Bay Avenue is utterly reckless. This road is already notoriously congested, particularly during peak seasons and at school drop-off and pick-up times. To exacerbate this situation with further development is to demonstrate a profound disregard for the existing residents and the functionality of our local infrastructure. The increased traffic volume will lead to:</p> <p>Increased congestion and delays: Exacerbating existing traffic bottlenecks, leading to longer commute times and decreased quality of life for residents.</p> <p>Elevated pollution levels: The inevitable increase in vehicle emissions will negatively impact air quality, posing a significant health risk to residents, especially children and the elderly.</p> <p>Heightened safety risks: The increased traffic volume and congestion will create a more dangerous environment for pedestrians, cyclists, and other vulnerable road users.</p> <p>Furthermore, I am appalled by the apparent disregard for the delicate ecosystem within the adjacent nature reserve and park. This area is a vital habitat for numerous wildlife species, and any development in close proximity will have severe consequences. The proposed development will lead to:</p> <p>Habitat destruction and fragmentation: The construction process and subsequent human activity will inevitably destroy and fragment valuable wildlife habitats, displacing and endangering local species.</p> <p>Increased noise and light pollution: These disturbances will disrupt the natural behaviour of wildlife, impacting their feeding, breeding, and resting patterns.</p> <p>Increased risk of wildlife mortality: Increased traffic and human activity will lead to a higher risk of animal collisions and other forms of wildlife mortality.</p> <p>Damage to the natural beauty of the area: The nature reserve and park are cherished local assets, and the proposed development will irrevocably damage their natural beauty and tranquility.</p> <p>It is inconceivable that such a development is even being considered within a designated nature reserve and park area. The council has a duty to protect and preserve these valuable natural assets, not to sacrifice them for short-sighted development plans.</p> <p>I demand that this proposal be rejected outright. The detrimental impact on traffic congestion and the devastating consequences for local wildlife are unacceptable. I urge the council to prioritise the well-being of its residents and the protection of its natural environment over ill-conceived development plans.</p>
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<p>Terry Sallows & Nicola Sallows</p>	<p>REFERENCE TO: 22A Land at Lodmoor Old Tip -North SecΘon10422B Land at Lodmoor Old Tip - Mid SecΘon10622C Land at Lodmoor Old Tip -South SecΘon109</p> <p>Objection to Proposed Industrial Development near Lorton Nature Reserve To: Planning Department, Dorset Council Subject: Objection to Industrial Development Proposal near Lorton Nature Reserve and Lodmoor Park Date: 17/02/2025 From: Mr T D Sallows and Mrs N R Sallows [REDACTED]</p> <p>Dear Planning Officer,</p> <p>I am writing to formally object to the proposed industrial development near Weymouth Bay Avenue, which threatens both the local environment and the well-being of the surrounding community. This development raises serious concerns regarding ecological destruction, increased traffic, noise, and flood risk, among other significant issues.</p> <p>1. Environmental Impact on Wildlife & Green Space This area is home to diverse wildlife, including deer, badgers, foxes, and numerous bird species, many of which rely on the established ecosystem for survival. Industrial construction will: Destroy established habitats, leading to displacement and loss of species. Increase pollution (light, noise, and air), negatively affecting breeding and feeding patterns. Alter the geology of the area, permanently changing a valuable green space that acts as a natural buffer between residential areas and the Lorton Nature Reserve.</p> <p>2. Inadequate and Unsafe Access The Dorchester Road / Weymouth Bay Avenue junction is narrow and unsuitable for increased industrial traffic. Construction vehicles and ongoing industrial use will significantly increase congestion, creating a safety hazard for residents and pedestrians.</p> <p>3. Increased Traffic, Noise, and Air Pollution Heavy goods vehicles (HGVs) and increased transport will generate unacceptable noise levels, disturbing local residents. Increased emissions will deteriorate air quality, impacting both the environment and public health. The site is not close to public transport, contradicting council policies that encourage sustainable transport solutions.</p> <p>4. Risk of Flooding The site development will put neighbouring properties at higher risk of flooding, as increased construction and impermeable surfaces will reduce natural drainage. The existing pumping station and 300mm diameter foul sewer on-site raise concerns about the site viability for industrial use.</p> <p>5. Loss of Public Amenities & Green Space</p>
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Terry Sallows & Nicola Sallows (continued)	<p>This area is regularly used by walkers and nature enthusiasts. An industrial site will limit access to public rights of way and the Lorton Nature Reserve.</p> <p>The site is currently outside the defined development boundary, making its use for industrial purposes inappropriate.</p> <p>6. Alternative & More Suitable Locations Must Be Considered</p> <p>A designated industrial site should be used instead, preferably one with better transport links and away from residential areas.</p> <p>Developing this site contradicts the Weymouth Neighbourhood Plan (December 2024), which seeks to protect green spaces and prioritise sustainable development.</p> <p>Conclusion</p> <p>This proposed development is unsuitable for its location and would cause irreversible environmental damage while negatively impacting local residents. Dorset Council must reject this application and instead seek alternative sites better suited for industrial use.</p> <p>I urge you to refuse this planning application in the best interests of the environment, local community, and Dorset's commitment to sustainable development.</p> <p>Yours sincerely,</p> <p>Terry & Nicola Sallows</p>
Tom	<p>I am objecting to the proposal of industrial units at the bottom of Weymouth bay, and into the lodmoor country park. Page 104&105 Weymouth neighbourhood plan 2021-2038</p> <p>The idea that anyone thinks that this is good need their head testing!!!! It's a nature reserve, that is also great for recreational exercise. Lots of people walk their dogs, it's a great place for children to play or explore the wildlife habitats. It will have a massive impact on the animals that live in this area, and I know for sure bats nest there.</p> <p>The roads leading to this are not big enough and it will cause a massive issue to resident's and a loss of privacy to me and my neighbours!</p>
Tracey Quinn	<p>I would like to object to the plan on the following basis.</p> <p>Increased traffic on weymouth bay avenue from Dorchester Road.</p> <p>There is a pumping station currently on this site and sewer running through so potentially risk to public health.</p> <p>Loss of privacy for neighbours.</p> <p>Increased parking, this area is already busy with walkers parking their cars at bottom of weymouth bay ave.</p> <p>Site is within a flood zone</p>
Vern Palmer	<p>The proposed industrial development at the end of Weymouth Bay Ave with access to the site via Weymouth Bay Avenue would cause more business traffic to the road which is residential and already has parking down both side which results in single carriageway. The added pollution to the area will be a deterrent to wildlife and the health concerns for to those with breathing problems . The road safety will be threatened. The noise would increase in the road. The value of properties would be affected and there would be a demand for</p>

	<p>reduction in the community charges. The quality of the road surface is already suspect and would have to be renewed. The access to Weymouth Bay Ave from Dorchester Road is already hazardous and a walking route for children to and from schools in the area, the sight line is limited and there would need to be a possible road traffic restrictions for traffic getting in and out of the junction. Financial compensation would be required by all those affected for the development damaging our life standards.</p> <p>A possible alternative would be to put the development at the end of the recycling Center with a route on to the site from the back of the Recycling Centre. This would remove a bulk of the possible problems. It is referred to as a neighbourhood plan but is actually a business plan that would have a negative effect on the neighbourhood . There has obviously no concern for the local residents.</p>
Viktoria Moore	<p>I am writing to object to the proposal for industrial development.</p> <p>Although this proposal apparently doesn't break any of the conservation legislation the wildlife that we see daily use this area would say otherwise. It is a raising area for deer (one of which who has had her babies in the same area for 3 years in a row). There is also badgers that use the route through the undisturbed area and foxes who regularly sunbathe and relax in the area due to it being away from walkers and dogs. You would be diminishing their access for peace and would be forcing them to interact more with the public because there would be even less places for them to go.</p> <p>As well as the environmental concerns we are the last house on the left at the bottom of the road so would be directly affected by the building. One of the reasons we live here is because of the natural beauty of the area and the privacy that the land gives. There was complaints last year of teaspoons being too loud? You think that people are going to appreciate this instead? There are ample other places that this could be built that aren't conservation areas. We are not above native wildlife and they deserve to keep their home.</p>
Wendy Hunt	<p>Access to an industrial site via an already busy residential road. This will cause increased traffic, noise and emissions to all of this residential area. It is already extremely difficult to exit Weymouth Bay Avenue onto a busy Dorchester Road. Which will become even busier once the Mercery Road development is completed.</p> <p>There is also the ecological impact on all the wildlife and natural environment.</p> <p>Surely there must another more suitable site for this plan.</p>
Wesley Galliver	<p>OBJECTION</p> <p>Weymouth Neighbourhood Submission Plan –December 2024</p> <p>Policy W23A: Lodmoor Old Tip – North Section (Page 103)</p> <p>Objections associated with the proposed works as follows:</p>

	<p>Transport</p> <ul style="list-style-type: none"> • Access from Dorchester Road into Weymouth Bay Avenue is a narrow junction • Increased traffic and emissions through residential area • Increase in parking in a residential area • Increased traffic leading to increase risk to a family neighbourhood to young children • Not close to public transport links for those using / visiting / accessing the units/workshops <p>Noise</p> <ul style="list-style-type: none"> • Increased noise due to increased traffic <p>Flooding</p> <ul style="list-style-type: none"> • Flood risk and increase of flooding to neighbour's properties and land stability from increased development <p>Nature Reserve Access and Environmental impact</p> <ul style="list-style-type: none"> • Being part of the neighbourhood for over 20years this would reduce access to public right of way to the Nature Reserve, Country Park and Beach • Impact on the established green spaces • Impact of wildlife habitats and environment • Increased emissions <p>It is strongly recommended that an alternative designated site is found which is more suitable, somewhere with no flood risk, close to transport links, avoiding any impact on a built up family residential area and where impact to the local environmental is minimal.</p>
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