

From: [REDACTED]
Sent: 19 February 2025 15:50
To: NeighbourhoodPlanning
Subject: WeymouthNP-Response-DGE
Attachments: WeymouthNP_Response_DGE PDF.pdf

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Caution - Attachments:

Do not open attachments in this email unless you are sure the email is genuine (please see the [intranet](#) for more guidance).

Dear Sir or Madam,

Please find my Response to the Weymouth Neighbourhood Plan attached as a PDF.

I object to the development Policy W23A at Lodmoor Old Tip, on the following grounds.

- Disturbance to Lodmoor SSSI and the RSPB reserve, with protected and vulnerable species nesting nearby.
- The development is in opposition to the councils declared environmental targets (Targets 22,23,24,25).
- Fire risk and predicted flooding on the site (Environment Agency) makes the development unsustainable.
- Narrow roads and additional parking would obstruct emergency services.

Details are contained on the attached response form.

Yours faithfully
D.Ebbage



WEYMOUTH NEIGHBOURHOOD PLAN

Regulation 16 Consultation

Friday 24 January 2025 until Friday 7 March 2025

Response Form

The proposed Weymouth Neighbourhood Plan has been submitted to Dorset Council for examination. The neighbourhood plan and supporting documentation can be viewed on Dorset Council's website: <https://www.dorsetcouncil.gov.uk/w/weymouth-neighbourhood-plan>

Please return completed forms to:

Email: NeighbourhoodPlanning@dorsetcouncil.gov.uk

Post: Spatial Planning, Dorset Council, County Hall, Colliton Park,
Dorchester, DT1 1XJ

Deadline: End of Friday 7 March 2025. Representations received after this date will not be accepted.

Part A – Personal Details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (www.dorsetcouncil.gov.uk/privacypolicy). Your data will be destroyed when the plan becomes redundant.

	Personal Details *	Agent's Details *
Title	Mr	
First Name	David	
Last Name	Ebbage	
Job Title(if relevant)	██████	

Organisation (if relevant)		
Address	<div style="background-color: black; width: 150px; height: 1.2em; margin: 5px 0;"></div>	
Postcode	<div style="background-color: black; width: 80px; height: 1.2em; margin: 5px 0;"></div>	
Tel. No.	<div style="background-color: black; width: 120px; height: 1.2em; margin: 5px 0;"></div>	
Email Address	<div style="background-color: black; width: 250px; height: 1.2em; margin: 5px 0;"></div> <div style="background-color: black; width: 15px; height: 1.2em; margin: 5px 0;"></div>	

**If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.*

Part B – Representation

1. To which document does the comment relate? *Please tick one box only.*

X	Submission Plan
	Consultation Statement
	Basic Conditions Statement
	Other – please specify:-

2. To which part of the document does the comment relate? *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	Weymouth Neighbourhood Plan
Section	Lodmoor Old Tip – North Section
Policy	W23A
Page	103, Map22A and 217 to 220
Appendix	A

3. Do you wish to? Please tick one box only.

	Support
X	Object
	Make an observation

4. Please use the box below to give reasons for your support or objection, or to make your observation.

Policy W23A: Lodmoor Old Tip – North Section: Map22A

I object to this development on the grounds that the stated **Targets** cannot, realistically, be achieved, to the **detriment of the environment** with negative impact on local and international **wildlife** and the increased **risk of fire and flood** to adjacent **property and lives**.

Targets

Objective 3: Biodiversity --- Targets 22, 23, 24, 25.

None of these targets can be met as

- **Target 22:** Any building on this site will involve the **destruction** of trees, hedgerows, and watercourse which **could not be replaced**.
- **Target 23:** The area boasts, a very diverse environment for plants which support resident and visiting birds. Otter spraint has been reported in the area. Any building would inevitably result in a **loss of habitat**.
- **Target 24:** A number of **mature trees** would need to be cut down to make way for the development and there is no prospect of replacing them on site.
- **Target 25:** Any buffer-zone or boundary would further reduce the existing biodiversity.

Objective 4: Climate Change --- Target 26.

In recent years the effects of climate change have had a marked impact on the area, with wet winters, resulting in flooded paths across the site and long dry summers with dangerous fires, which have been attended by multiple fire engines. The fire brigade has had difficulty accessing the fire surrounding the site due to narrowed roads and barriers. I have, on occasion, assisted fire crews by keeping people off the path when there was the danger that the fire could cross to the tree canopy and put nearby housing at risk.

- **Target 26:** The environment agency's surface water flood predictions for the area remain low. However the risk from **rivers and sea flooding** is set to rise to **high**. <https://check-long-term-flood-risk.service.gov.uk> Therefore additional drainage would have a **negligible effect on flooding** in the area, while **increasing the fire risk**. Any construction must include access for the fire service to the surrounding area.

Policy W23A: Lodmoor Old Tip – North Section: Map22A

RSPB Lodmoor

The proposed site at Lodmoor Old Tip, North Section, is immediately adjacent to RSPB Lodmoor. The site provides habitat and nesting for resident marsh harriers, swans, a variety of ducks and visiting migratory waders, warblers and terns.

Site of Special Scientific Interest

The SSSI <https://naturalengland-defra.opendata.arcgis.com> extends beyond the reserve and any disturbance to protected, endangered and declining species could result in litigation and fines. Drainage in the area could degrade the habitat with serious consequences, both ecological and financial.

Access

The access from Weymouth Bay Avenue to Lorton Meadows Reserve and Lodmoor Park are well used by residents, dog walkers, birders, ramblers and families. Any restriction could deter visitors and have a detrimental effect on the local economy.

The approach roads to the proposed site are often **congested**, particularly in the summer months. Visitors and residents compete for parking, creating congestion in Weymouth Bay Avenue, Moorside Avenue and Beaumont Avenue, leaving a **restricted way through**. This has proved difficult for emergency vehicles and for deliveries. **Additional industrial vehicles would exacerbate the problem.**

Fire Risk

The frequency of fires threatens any development and would have devastating consequences for the immediate environment.

Conclusion

My main objection to the development is on environmental and ecological grounds.

The potential damage to the environment is counter to the council's declared targets, making them more difficult to achieve.

The increasing risks from fire in summer and flood in winter makes any development unsustainable.

I also recognise the negative impact to local residents, the local economy and the financial implications for constructors and the council.

5. Please give details of any suggested modifications in the box below.

I cannot see how any industrial site would do anything other than degrade the local environment, both for nature and residents.

The same risks of fire, flood and the environment apply to residential housing on the site.

However I do see an opportunity to create a green space with facilities for visitors.

Open ground would also create a fire break, protecting local housing and the Lodmoor SSSI.

Continue on a separate sheet if necessary

6. Do you wish to be notified of Dorset Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.

X	Yes
	No

Signature: _____ Date: 19/02/2025
If submitting the form electronically, no signature is required.