

Response ID [REDACTED]

Submitted to Weymouth Neighbourhood Plan 2021 to 2038

Submitted on 2025-03-06 20:02:40

Part 1: personal details

1 Are you responding on behalf of yourself or for someone else?

I'm responding on behalf of myself

2 What is your name?

Name:

Franco Nisco

3 What is your email address?

Email:

4 What is your job title and organisation?

Organisation:

Job title:

5 What is your address?

Address:

Postcode:

6 What is your phone number?

Phone number:

Part 2: your representation

8 Please write your comments / representation in the box below

Comments:

Weymouth Neighbourhood Plan

Section Lodmoor Old Tip – North Section

Policy W23A

Page 103, Map22A and 217 to 220

Appendix A

I am writing to formally object to the proposed development at Lodmoor Old Tip – North Section, as outlined in Policy W23A: Map22A. My objection is based on several critical concerns related to environmental, ecological, and safety impacts.

Environmental and Ecological Impact

Biodiversity Targets (22-25):

- Target 22: The proposed development will result in the destruction of irreplaceable trees, hedgerows, and watercourses.
- Target 23: The area supports a diverse range of plants and wildlife, including resident and migratory birds. Development would lead to significant habitat loss.
- Target 24: Numerous mature trees would need to be cut down, with no possibility of replacement.
- Target 25: Any buffer zones or boundaries would further reduce the existing biodiversity.

Climate Change Impact (Target 26):

- Flooding: The area is increasingly at risk from river and sea flooding, and additional drainage would have a negligible effect. The Environment Agency's surface water flood predictions indicate a rising risk.
- Fire Risk: The site has experienced dangerous fires during long dry summers, with access issues for fire services due to narrowed roads and barriers. This poses a significant risk to nearby properties and lives.

Proximity to RSPB Lodmoor and SSSI

The proposed site is adjacent to RSPB Lodmoor, which provides critical habitat for various bird species. Any disturbance to this Site of Special Scientific Interest (SSSI) could lead to legal and financial repercussions due to the potential harm to protected, endangered, and declining species.

Access and Congestion

The access routes from Weymouth Bay Avenue to Lorton Meadows Reserve and Lodmoor Park are heavily used by residents, dog walkers, birders, ramblers, and families. Any restrictions could deter visitors, negatively impacting the local economy. Additionally, the approach roads are often congested, particularly in summer, complicating access for emergency vehicles and deliveries. The introduction of additional industrial vehicles would exacerbate this problem.

Conclusion

In conclusion, the proposed development poses significant environmental and ecological risks. The increasing risks from fire in summer and flood in winter make the development unsustainable. Furthermore, from a business point of view, a suitable designated site should be found closer to transport links. There are also negative impacts on residents, the local economy.

9 Would you like to attach a file in relation to your response?

File upload:

No file uploaded

10 Do you wish to be notified of Dorset Council's decision to 'make' or refuse to 'make' the neighbourhood plan at the Regulation 19 stage?

Yes



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	Franco	
Last Name	Nisco	
Job Title(if relevant)		

Organisation (if relevant)		
Address		
Postcode		
Tel. No.		
Email Address		

**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.

I am writing to formally object to the proposed development at Lodmoor Old Tip – North Section, as outlined in Policy W23A: Map22A. My objection is based on several critical concerns related to environmental, ecological, and safety impacts.

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I urge the council to reconsider this development proposal in light of these concerns.

Continue on a separate sheet if necessary

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

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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: _____
If submitting the form electronically, no signature is required.