

Response ID [REDACTED]

Submitted to Weymouth Neighbourhood Plan 2021 to 2038

Submitted on 2025-03-19 12:19:46

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:

Stephanie Clifton

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:

Dear Sir/Madam,

Re: Objection to Lodmoor Old Tip - North Proposal

I am writing to formally object to the proposed development at Lodmoor Old Tip - North. My concerns are primarily focused on the flood risk, the impact of increased traffic through residential areas, the overwhelming opposition from the community, the potential negative effects on the nearby RSPB nature reserve, the increased difficulty of pulling out into traffic on Dorchester Road, and the challenges of obtaining insurance for businesses in a high flood risk area.

Flood Risk: The proposed site is in an area almost entirely designated as a HIGH flood risk by the Environment Agency. Any development in this area that does not mitigate the flood risk (through permeable paving or water catchment, for example) is bound to increase the flooding in adjacent properties. According to the Weymouth Neighbourhood Plan, improvements to sea defences are crucial to mitigate flood risks in the town centre. Developing Lodmoor Old Tip - North could exacerbate these risks, particularly with climate change increasing the likelihood of severe weather events. The potential for surface water flooding and groundwater issues must be thoroughly assessed and addressed to prevent future damage to properties and infrastructure.

Traffic Impact: The development will inevitably lead to increased traffic through residential areas, causing significant disruption to local residents. The narrow roads and limited parking facilities in these areas are not equipped to handle the additional traffic load. This could result in congestion, noise pollution, and safety hazards for pedestrians and cyclists. Additionally, the increased traffic will make it more difficult for residents to pull out onto Dorchester Road, which is already a busy thoroughfare. This could lead to further congestion and safety concerns.

Community Opinions: The local community has expressed strong opposition to the proposal. Many residents are concerned about the negative impact on their quality of life, including increased noise, pollution, and safety risks. Public feedback has consistently shown that the majority of the community is not in favour of this development. It is crucial for the council to take these opinions into account and prioritise the well-being of its residents.

Impact on Nearby RSPB Nature Reserve: The proposed development is in close proximity to the RSPB Lodmoor Nature Reserve, a vital habitat for various

bird species and other wildlife. Increased human activity and construction could disturb the delicate ecosystems within the reserve, potentially leading to a decline in wildlife populations. The reserve is also a popular spot for birdwatching and nature walks, and any negative impact on its environment would diminish its value as a recreational and educational resource for the community.

Insurance Challenges: The proposed site's designation as a high flood risk area raises significant concerns about the ability of new businesses to obtain insurance. Many insurance companies are reluctant to provide coverage for properties in high-risk flood zones due to the increased likelihood of flood damage[1][2]. We have checked with our insurance company and have been informed that they would not be able to provide any kind of insurance for businesses located in this area. This lack of insurance availability could deter potential businesses from establishing themselves in the development, ultimately impacting the economic viability of the project.

In conclusion, while I understand the need for development, it is imperative that these concerns are adequately addressed to ensure the safety and well-being of the community and the preservation of our natural environment. I urge the council to cancel the proposal to prevent the adverse effects on flood risk, traffic, community well-being, the RSPB nature reserve, and the challenges related to obtaining insurance for businesses.

Thank you for considering my objection.

Yours faithfully,

Stephanie Clifton

[1]: Neptune Flood [2]: D.A. Lamont

References

[1] Business Flood Insurance - Neptune Flood

[2] Flood Zones & Insurance: What Businesses Need to Know - D.A. Lamont

[3] Flood Insurance - FEMA.gov

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

From: Stephanie Clifton [REDACTED]
Sent: 19 March 2025 12:24
To: NeighbourhoodPlanning
Subject: Weymouth Neighbour plan objection response

You don't often get email from [REDACTED] [Learn why this is important](#)

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Yours faithfully,

Stephanie Clifton

[Redacted signature]

[Redacted address]