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From: Nick Cardnell
Sent: 05 March 2025 11:53
To: NeighbourhoodPlanning
Subject: FW: Objection to Weymouth Bay Avenue Neighbourhood Plan
Attachments: Industrial Development Objection.docx

From: Sue Boyt [Redacted]
Sent: 17 February 2025 19:25
To: neighbourhood@weymouthtowncouncil.gov.uk; Nick Cardnell [Redacted]
Subject: Objection to Weymouth Bay Avenue Neighbourhood Plan

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To Whom it may Concern,

Please find attached a document outlining our concerns regarding the proposed plans for the industrial unit at the end of Weymouth Bay Avenue.

We would like to formally submit this document in opposition to the proposed plans, highlighting the detrimental impact that these works and the industrial estate may have on the surrounding area.

Please confirm receipt of this submission

Kind Regards

Mr & Mrs Boyt
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Objection to Planning Application for Industrial Units within a Nature Reserve

I strongly object to the proposed industrial development at the end of our road and within the designated nature reserve. This proposal presents numerous concerns that would negatively impact residents, local wildlife, and the environment.

- 1. Traffic & Access Issues** – The junction leading to the proposed site is already too narrow to accommodate existing traffic, and the addition of heavy industrial vehicles, including lorries, will only exacerbate congestion. This presents a serious road safety hazard for residents, pedestrians, and cyclists who rely on this route daily. Increased industrial traffic will not only heighten the risk of accidents but also lead to further wear and tear on local roads, increasing maintenance costs and disruption for the wider community.
- 2. Noise, Pollution & Disturbance** – The proposed industrial activity would generate excessive noise throughout the day and into the evening, disrupting the peaceful residential environment and the surrounding natural habitat. The constant operation of machinery, frequent loading and unloading of goods, and the influx of industrial traffic would create a relentless disturbance for residents. Additionally, the rise in vehicle emissions and airborne pollutants would significantly degrade air quality, posing serious health risks to the local community. More concerning, however, is the pollution that would flow into the nature reserve and surrounding waters, potentially contaminating vital ecosystems. These pollutants could not only disrupt the natural habitat but also lead to the loss of wildlife, with some species potentially being driven from the area or even killed due to the toxic effects of pollution and noise. The cumulative impact of these environmental stressors would irreparably damage the ecological integrity of the reserve, diminishing its ability to support wildlife and negatively affecting the well-being of both residents and the surrounding environment.
- 3. Flood Risk & Environmental Damage** – The site's current natural drainage system, supported by its location within a protected nature reserve, plays a crucial role in managing surface water. Paving over this permeable land with industrial units and hard surfaces will drastically reduce its ability to absorb rainfall, significantly increasing the risk of flooding in the surrounding area. This disruption to natural water flow could lead to long-term environmental damage, impacting not only nearby properties but also the delicate ecosystem of the nature reserve. The consequences of such interference with natural drainage could be costly and irreversible.
- 4. Loss of Privacy & Parking Issues** – The proposed development would lead to a significant increase in human activity, directly impacting the privacy of nearby homes. Residents who currently enjoy a quiet and secluded environment would be subjected to increased foot and vehicle traffic, disrupting their quality of life. Additionally, parking in the area is already strained due to high usage by walkers and cyclists visiting the nature reserve. The influx of industrial workers and vehicles would further exacerbate this issue, leading to congestion, potential illegal parking, and restricted access for both residents and visitors who rely on the area for recreation.
- 5. Ecological & Green Space Impact** – This proposal threatens to permanently alter an established green space, disrupting protected wildlife habitats and causing irreversible damage to the delicate ecosystem of the neighbouring nature reserve. The site plays a

vital role in supporting local biodiversity, providing a sanctuary for a variety of plant and animal species. Replacing this ecologically rich area with industrial buildings would not only devastate wildlife but also degrade the natural landscape that residents and visitors cherish. The site's geological and environmental value should be safeguarded, not sacrificed for inappropriate development.

6. **Public Right of Way & Access Concerns** – The nature reserve is a vital public resource, providing residents and visitors with a space for recreation, relaxation, and overall well-being. It serves as an important retreat for walkers, cyclists, and nature enthusiasts who rely on its tranquillity and accessibility. Industrial development in this area would significantly disrupt public access, diminishing the enjoyment of the space and potentially restricting entry to the country park. Such a development would not only undermine the community's connection to nature but also devalue an essential green space that contributes to public health and quality of life.
7. **Unsuitability of Location for Business Use** – The proposed site lacks access to public transport links, making it highly impractical for workers and directly contradicting council policies that promote sustainable business development. Without reliable transport connections, employees would be forced to rely on private vehicles, leading to increased traffic congestion and carbon emissions, further undermining environmental sustainability. Industrial developments should be strategically positioned near established transport networks to support accessibility, workforce mobility, and efficient logistics. A more appropriate location, better suited to industrial needs and sustainability goals, must be identified.

Given these substantial issues, I urge the council to reject this proposal in favor of protecting the natural environment, the well-being of local residents, and the integrity of the nature reserve. Industrial development must be planned responsibly and in a location that supports business needs without harming the community and environment.