

Western & Southern Area Planning Committee

1 February 2022

Written Submissions

WP/20/00756/FUL - Waterside Holiday Park, Bowleaze Coveyay, Weymouth, DT3 6PP

1 Graham Embley

For many years I have been extremely concerned by the expansion of all the holiday parks in the Preston area and I feel very strongly that enough is enough. Together we must retain the green spaces that we still have left rather than allow the owners of the parks to develop all over what is undoubtedly a beautiful area.

I know all the comments will have been read and taken into account. However, I am worried that only the numbers, for or against, will have been noted, rather than where they have come from.

There are many people, who actually do live in the area, that would like to see no further erosion of the outstanding countryside around Preston. It would benefit not only local people but also visitors . . . it's the reason they come to our lovely coastal town. Why allow further encroachment?

You can make a difference and stop it now, for the sake of us and future generations.

2 Residents of Bowleaze Coveway (21 properties)

The undersigned residents of Bowleaze Coveway (BC) object in the **strongest terms** to the planning application WP/20/00756/FUL.

- **Environmental & Visual Impact**

- The new development would further erode the beauty of the natural and historical landscape. It's our responsibility to protect this for future generations
- Furzy Cliffs were a "gift" to the community not as a gift for economic gain
- The area is already densely populated with seasonal accommodation (caravans, camping etc.) and more will materially impinge the landscape, further reducing the open land significantly - especially as the Lodges are permanent buildings
- The Lodges won't be "hidden" by vegetation particularly in winter
- Just labelling it "eco-style" lodges doesn't off-set the overall negative environmental impact.

- **Traffic / Human Safety**

Despite Highway Authority not raising objections, as residents we have first-hand experience of real traffic issues along BC

- BC is single route, with significant congestion all year, heightened in the Summer. Traffic is already heavy from the 541 caravans (approx 500 – 1000 vehicles) and commercial service vehicles and buses
- Many incidents go unreported, and there are several collisions every year, with drivers using the pavements to avoid on-coming traffic endangering pedestrians & cyclists
- The Highway report suggests using yellow lines, this is unrealistic, as people already park on the grass which police are under resourced to monitor and control
- The construction & servicing of the Lodges will create significant traffic from larger vehicles, and generate an additional approx 60 vehicles daily.

- **Water Pressure**

- Due to significant increase in use by Waterside in the summer- the water pressure drops for residents, and at weekends there is often no water for several hours. This will only be made worse

- **Disturbance / Noise Level**

- The additional weekly seasonal residents (up to 4000 p/wk) already have a significant impact on noise, more will exacerbate this
- Littering has increased significantly, along with vermin in the area which are now in gardens and houses along BC
- Even more services will be required and there are already too many large vehicles. More Lodges will only increase the noise and disruption

- **Economic Benefit**

- The creation of 6 jobs is negligible
- It's proven that Waterside residents bring no economic benefit to the town, the Weymouth Town Council rejected the application, in part, on this basis.

31 Lodges we fear are just the start, and as with the caravans, every few years more and more Lodges will be requested. Our concern is that Waterside will continue to expand without control.

It is time for the Authorities and Residents to lead by example, make a stand for the environment, safety and wellbeing of the local community and say "no" to further development, and encourage investment in what we already have

3 Colin Mannings

With regards to Waterside's planning application we are field neighbours and would like to express our support for their application for the following reasons;

31 landscaped units of high quality is better than 200 white caravans

Sympathetic and active actions being made extensively for ecology and wildlife.

4 Nigel West Coyne

With regard to this application, I have Waterside on two sides of my property, but they have always been excellent neighbours.

They have 7.23 hectares which could have been developed and are only going to use 2.35 hectares (32.5%). Their environmental and biodiversity plans have been approved by Dorset Council. Visibility from the northern side will be minimal as shown by the photomontages and will further decrease with tree and shrub planting let alone greening of the roofs with either lawn or colour and this will also lessen the impact from the southern side.

I would also like to correct councillor Ferrari's comment that this scheme closes off the last corridor to the fields and foreshore to the east.

Eweleaze Farm is, as its name implies a farm, (it only has a permit for 28 days camping a year), wildlife transits all the fields including Waterside, Weymouth Bay, mine and my neighbours next door. Deer, hare, buzzards, hawks, woodpeckers, foxes, voles, weasels, stoats, slow worms and adders are seen dependent on the time of year, even with tourists around.

This is an upmarket development with only 31 Lodges, the rest of the land left to nature, the like of which is not in the Weymouth and Portland district.

I am fully in support of this application.

5 Debbie and Chris Tinklin

I note that the planning application WP/20/00756/FUL is now being brought forward to committee for consideration. I am writing as an occupier of the field next to door to this proposed development. My father has owned these fields and we have enjoyed many years using this space with our families across 4 generations, as my grandchildren now benefit from the use.

Having been a neighbour of Waterside Holiday Park for a considerable amount of time, I have to say they have always been polite, neighbourly and played a responsible role in how they operate, which is of great benefit to the local community.

As a family, we reviewed the plans in December 2020 in order to understand what was being proposed and we feel that there is fantastic biodiversity improvement being made to the area, which will add value to the wildlife in this area. I am also glad to see a solution being brought forward, regarding flooding in this area, which impacts access to our land and also the public right of way onto the coastal path; if approved the investment from Waterside Holiday Park will ensure we can get access all year round, even after heavy storms, which I am grateful for.

We are assured that access to our land will always remain open and unrestricted along the lane from Church Lane.

Given the size of the proposed site, I am pleased that only 31 holiday lodges are being proposed, as I understand the land size could have housed many more units should they have wished to apply for more. The wildlife corridor and gap being maintained between the holiday lodges and the Eweleaze farm is also a welcomed consideration for the development.

6 Cllr Tony Ferrari – Dorset Council (Littlemoor and Preston)

I am the ward Councillor for this site and I object to the application.

The current size of the site is already more than the infrastructure of the area can appropriately manage. The problem is that the access is via Bowleaze Coveaway. During the Summer this is effectively a very narrow two lane road as one side is always parked, the road is not wide enough for a commercial vehicle and a car to pass. With current traffic volumes this can be very congested. This significant increase in users of the site will increase both the number of holiday maker journeys and also the number of service vehicle trips. The road cannot cope with the implicit increase in traffic.

At the same time it is likely to make the already bad parking situation worse along Bowleaze. These new plots are at the far end of the site and there is parking, in the scheme, close to the plots. It is likely that some visitors will drive to the beach at Bowleaze. It is already the case that park visitors park along the Coveaway, you can see from the park permits displayed in their cars. There will be more people trying when the spaces are already full. This will displace parking further into the distance. We have recently had to introduce yellow lines on Overcombe Drive to prevent this overflow causing accidents. This situation will get worse.

This scheme will have a very detrimental impact on wildlife and the environment. It closes the gap between the end of the park and Ewleaze Farm campsite to the East. Wildlife policy emphasises the value of corridors to allow movement between separate undeveloped areas. This scheme closes off the last corridor to the fields and the foreshore to the East of the Riviera hotel. In the Summer particularly this will now be an isolated wildlife island.

The landscaping of the additional fields to the south of the current park seems a totally unnecessary destruction of wildlife habitat for little economic gain. Damaging still further that wildlife island.

This scheme has detrimental impact on both traffic and parking. It also adversely affects the wildlife in the area, I would recommend to the committee that it is rejected.

7 Joney Ramirez (Agent)

Thank you for the opportunity to address the Planning Committee for this application. As you have heard from your planning officer, the proposal is recommended for approval subject to conditions, and a thorough assessment has been carried out to demonstrate that, on the planning balance, any minimal harm resulting to the local landscape will be significantly outweighed by the economic and environmental benefits proposed.

Waterside Holiday Group is a family business that has been operating for 60 years, providing much needed support to the local economy by bringing tourists into the area and generating local jobs. The business has taken the decision to pay above the national living wage, demonstrating its commitment to the local economy and community, and this proposal would result in circa 6 FTE plus seasonal jobs which will greatly benefit the local community. Water tank storage was also put in place in March 2021 to assist with water pressure issues in the area.

The proposal has been amended to include larger ecological areas in the most visually prominent sectors of the site and reduced by 46% the amount of holiday units proposed, from 56 to 31. The units have been designed with sustainability, ecology, landscape and appearance in mind, to create a pleasing and biodiverse holiday development that would use the latest techniques to be as Carbon Neutral as possible, including the provision of EV charging points to each unit, green roofs and Net Zero lodge bases.

Landscape improvements to the existing park and a significant 18.6% Biodiversity Net Gain (BNG) will further benefit the area and mitigate the minimal impact to the landscape.

Contrary to what objectors might interpret from the proposal, detailed evidence and studies have been provided to demonstrate that individually or cumulatively, the proposal would not have a significant impact on landscape, heritage, built environment, ecology, highways or parking. In fact, both the Council's ecologist and Local Highway Authority recognise there would be no detrimental impact arising from the proposal.

By providing a broad range of alternatives other than the private car, adequate car parking to each of the lodges and aiming the development to a segment of the population that has minimal comings and goings, the proposal seeks to minimise traffic, noise disturbance and local parking pressures. The existence of a bus route serving the holiday park along with its location less than 0.5 miles from services, the proposed landscape strategy, improvements to the existing park and the significant provision of BNG would result in a development which is as sustainable as possible.

For the above reasons, and as supported by the professional assessment of your own Planning Officer, we would kindly request this application to be approved