



Chideock Parish Council

To Mr Aidan Meridith
Senior Enforcement Officer.
Economic Growth and Infrastructure
Dorset Council

25th September 2024

Dear Mr Meridith

RE: BIG BERRIES CAMPSIDE AT GOLDEN CAP

A member of our Parish Council contacted Dorset Council Planning Authority in late May and was informed that West Dorset Leisure Holidays were allowed to have additional planning for a pop-up camp site, under permitted development, at Big Berries Campsite at Golden Cap. The person at the planning department confirmed verbally, a planning application was not necessary. Indeed, they were rather short on the phone.

West Dorset Leisure Holidays were under the impression that they had permission for the additional 60 days camping in 2024. We now see that in a response from a Resident's enquiry to our MP Edward Morello, that you have an open planning enforcement notice against this site, due to Big Berries Campsite being in a Special Area of Conservation (SAC), EN/2024/00319.

They will need a full planning application and a Regulation 75 application under the Conservation of Habitats and Species Regulations 2017 if they wish to use land for camping outside of the dates covered under their CLE, which commences on the 22nd July until the Tuesday after the bank holiday Monday, at the end of August.

You may not be aware that West Dorset Leisure Holidays have installed a Lyme Bay Toilet Block in the centre of the Big Berries Camping Field and have run sewage pipes, an electricity supply with WI Fi up to this point.

There is no planning permission for this installation and the Parish Council objects due to the impact on the landscape to the area, it being in a site of Special Area of Conservation. Images of this block are shown at the end of this letter.

The Parish Council wishes to object to any future planning application for the 60-day permitted Development regarding pop-up Camping for the following reasons:

Road issues: traffic generation, vehicle access and road safety.

Most of the additional traffic to the pop-up camping site uses Mill Lane. This during the 2024 year has caused a significant increase in traffic down the narrow lane, with electric vehicles suddenly coming across walkers, who are unaware of the approaching vehicles.

Vehicles also on both Mill Lane and Sea Hill Lane at times have shown no regard for walkers, members of the public and dogs, squeezing past with only inches to spare. This is particularly problematical in areas where the roadways are very narrow, and an extended amount of additional camping would exacerbate these incidents.

The additional traffic also causes an annoyance, in noise and nuisance to the residents, particularly of Mill Lane.

The increased traffic will undoubtedly lead to higher pollution levels within the village, the levels tested by Bristol University found the current level of pollution in such a tiny village as Chideock to be the same as those outside Madame Tussauds in the centre of London.

Additional Effluent

We also wish to object to further development of this site due to the additional effluent (sewage) that will undoubtedly be created by the additional camping. There are already a number of days where the E Coli bacteria tested at the Lagoon, coming from River Winniford at Seatown Beach have been 5 times higher than the Environmental Authority's Good Water Bathing Policy regulations state, in addition to which there are high phosphorus levels having been recorded in the River Winniford.

We believe that overall, the additional Campsite, including the toilet block is non-compliant with National and Local Policies. We expect an enforcement notice to see the toilet block removed from Big Berries along with associated pipes and cables. We understand that the sewage pipework installation should be compliant with Approved Building Control Regulations Part H, that covers drainage and waste disposal for both dwellings and non-residential that may not have been the case if no planning consent was obtained.

Yours sincerely

Caroline Parkins

Cllr Caroline Parkins
Chairman - Chideock Parish Council
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