

## **RESPONSE TO SALMAR GENETICS AS DEVELOPMENT PROPOSAL BY RORY PATTERSON, BØMYRA 26, VÅGSTRANDA 7387**

### **References:**

- A. Detaljplan for SALMAR GENETICS AS Vågstranda, Vestnes kommune HANDSAMING Av innkomme merknader etter varsel om oppstart, 18.09.2020 Merknadsfrist 16.10.2020 dated 30.09.2021
- B. Planomtale Detaljplan for SalMar Genetics AS, Vågstranda, Vestnes kommune Planid 1535-0153

### **Introduction**

1. The purpose of this submission is to express my personal objections to the proposal outlined in the references. Legal objections will be lodged via a separate submission.
2. In essence the plan submitted by SalMar requires the construction of a large building to a height of over 14.8 metres, plus unknown additional height for other necessary structures. The proposal also calls for the infilling of a 25 metre section of a 110 metre long beach. Furthermore the development plan calls for the destruction of a friluftsområde.

### **Points of contention**

3. On page 8 of reference A in response to Kyrre Alnes it is state that additional employment will have a positive effect on property prices. The estimated additional positions created by the proposed development is 12. This number is too small to have a positive effect on Vågstranda property prices and also specifically fails to address the negative effect on residential properties neighbouring SalMar Genetics through the height and size of their proposed development.
4. On page 11 subparagraph f of reference B it is stated the plan will have small negative consequences for the populations health. What are these negative consequences? I submit these so-called small negative consequences need to be appropriately outlined to affected residents and members of the community. We should not be expected to blindly accept unknown health consequences. Furthermore why should residents be expected to suffer **ANY** negative health consequences purely so SalMar can increase its profits?
5. In a number of areas reference B outlines that the area is exposed to storm surge. Part of the SalMar proposal is to infill approximately 25 metres of the 110 metre long beach. This is of significant concern to me as this has the potential to create a funnelling of storm surge into the reduced area of the beach, noting the prevailing wave/swell is from the north (see annex A for an illustration). If it were to occur, this funnelling would cause significant erosion to my property. Not only would this cause substantial reduction in the value of my property, it also has the potential to render my property uninhabitable. It should be noted that the area of beach in front of my property has already required a rock wall to protect the property from storm and storm surge erosion. A reduction in the beach size through infilling a section of the beach has the potential to make the existing protective measures ineffective thereby resulting in greater erosion and loss of value/damage to my property. The infilling would also permanently remove a significant section of the beach from use.

6. Removal of a significant part of the beach also potentially impacts local wildlife; for example my children have seen juvenile eels and crabs along the shoreline in the area SalMar is proposing to infill.
7. Page 23 of reference B states a 4 metre wall of vegetation will be planted on the south and west side to screen the buildings out of consideration to the neighbouring properties. This is misleading as the stated height of the proposed development is at least 14.8 metres (plus additional height for other necessary structures) consisting of a 2.8m height for protection from storm surge with a construction height of 12 metres (page 27 of reference B). As such the structure will be clearly visible to neighbouring properties. The inclusion of the need for a 2.8 metre safety buffer to protect against storm surge is supportive of my concerns regarding the infilling potentially causing funnelling and major erosion to the beachfront of my property as outlined in paragraph 5 of my submission.
8. Page 25 paragraph 7.6 of reference B details that free standing measures (e.g. fences, bollard, quay) may be erected outside the building boundary. While it is understood a fence line must not exceed to property boundary, details of bollards and quays should be outlined and detailed, especially as on page 7 of reference B it is stated no further development of a quay will occur. It should also be noted that the previous extension of the existing quay was conducted without informing neighbouring property owners.
9. The images on page 26 of reference B give an illustration of the proposed development however the images do not include the neighbouring houses, as such the imagery is deceptive and of no practical use. The images are deceptive as they fail to demonstrate the major impact on the neighbouring residential properties. Please refer to the images attached at annex B of this submission for an illustration of only one of the impacts of the proposed development on my property. SalMar should be required to produce 3D modelling which accurately demonstrate the impact on neighbouring properties, to include shadow impact on neighbouring properties throughout the year, caused by such a large construction.
10. Page 28 paragraph 7.8 of reference B states the proposed development will have little impact on residents to the south and east. This is contended by a number of residents along Bømyra to the east of the proposed development. Of concern the plan even fails to mention Bømyra 26, the property to the west of the proposed development, which is significantly affected by the proposed development. If approved, the proposed development will completely block views to the east of the residence to the fjord and mountains (as shown in annex B). This eastern outlook is the most spectacular enjoyed by Bømyra 26 and will be completely blocked by the proposed development. This has a marked impact on the lifestyle enjoyed by the residents of Bømyra 26, as well as significant financial impacts to the ongoing value and saleability of the property. This financial impact would compound over time.
11. Page 28-29 paragraph 7.13 of reference B states that the neighbouring properties will lose some views however the proposed development will make the area look nicer by enclosing a number of fish tanks and outbuildings. It is acknowledged the proposed development will enclose a number of currently existing fish tanks and outbuildings, however the impact on the loss of views to the residents far outweighs the benefits of enclosing the currently existing outbuildings.

12. The height of the proposed building and associated planned development will have a negative affect on my property in a number of ways. These include but are not limited to:

- a. Destruction of the view to the east of my property. This is the most impressive and enjoyable, and therefore I argue most valuable view from my property.
- b. The height and location of the building will cast significant shadow across a substantial part of my property, affecting enjoyment of my property.
- c. The size, location and shade impact of the proposed development limits future use of my property by removing options for future developments. These include but are not limited to: flower gardens, vegetable gardens and temporary accommodation for short-term rental income.
- d. The development may result in an increase in roosting sites for birds, resulting in significant additional avian noise and faecal pollution.
- e. The infilling of the sea removes a secluded area of beach for people to utilise. By infilling the sea, beach users are forced to use the beach directly in front of my property, affecting the enjoyment of my property by my family and myself. This also affects the value and saleability of my property.
- f. Increase in noise and light pollution.
- g. Future loss of profits that can be gained through renting or selling of my property at some time in the future.

## **Conclusion**

13. I object to the proposal on the basis that it:

- a. has a significant impact on the local environment through its height and the infilling of a significant section of beach;
- b. the proposed infilling of the beach has the potential to cause erosion to my property through funnelling of storm surge;
- c. will significantly impact the enjoyment of my property through the destruction of views;
- d. will affect the future use options for my property;
- e. will result in a potential increase in avian noise and faecal pollution with a corresponding affect on health;
- f. will have a substantial negative effect on the value of my property; and,

- g. makes my property less appealing if/when I decide to rent or sell the property.

14. It is unreasonable that local residents should suffer an extreme impact to their quality of life through the approval of the submission as outlined by SalMar. SalMar is proposing the construction of a large industrial use facility in a residential area. Their proposal is purely for financial reasons and has not taken into account the impact on local residents.

15. Nearly all residents (myself included) of Bømyra have recently spent significant time and money on renovating their properties. This was done to increase the enjoyment of living in our houses and enjoyment of our local environment as well as increasing the value of the individual properties. On what basis should we suffer a dramatic impact on the quality of our life, and major financial impact to our properties purely for SalMar to make even greater profits?

*Rory Patterson*

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**Annexes:**

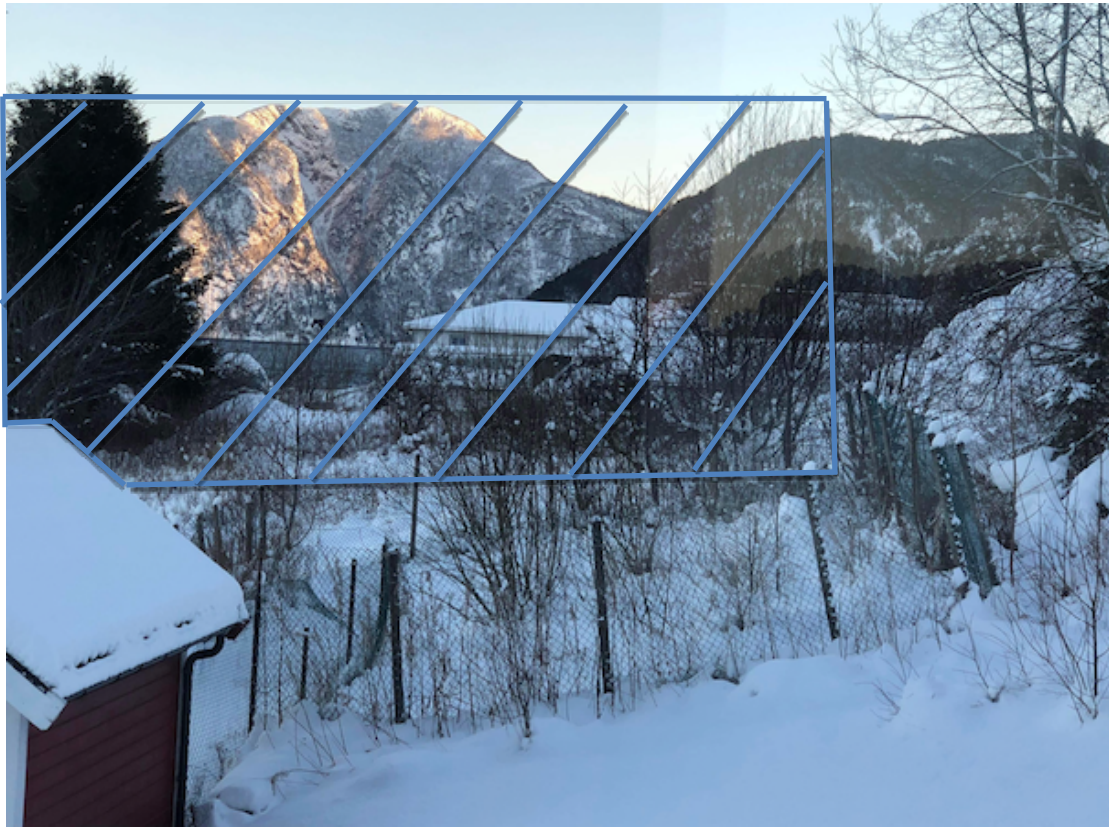
- A. Illustration of potential funnelling by infilling part of the beach.
- B. Photo to the east taken from the window of Bømyra 26. This view would be destroyed through the proposed construction.

## Annex A



Illustration of potential funnelling if a section of the shoreline is infilled as proposed by SalMar.

## Annex B



View from property currently. Shaded area illustrates the view to be lost by the proposed building.



Impact of the development on my view. Clearly this is a major impact on my property and its value.