

The Bewl Water Consultation 2025



John Fielding Aerial Image

**Report on the public consultation conducted during autumn 2025
supported by Wadhurst and Ticehurst Parish Councils by
Survey Mechanics¹**

¹ Survey Mechanics is a trading name of Instant Insight Limited

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| | |
|--|-----|
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Summary - main points

- Respondents consistently describe Bewl Water as a place of calm and tranquillity, emphasising the wildlife, the dark skies, and saying its status 'must be retained' and "left largely to nature" advocating activities such as walking, sailing, rowing and canoeing.
- A large majority of respondents are strongly opposed to large-scale commercial or residential-style development. There is some support for modest improvements that enhance access, paths, and community use as long as these do not compromise Bewl Water's character.
- In particular, 81.4% opposed the conversion of the sailing and Water Sports clubhouse into 11 holiday lets. Only 7.7% supported the proposal.
- There was strong opposition to converting the Outdoor Centre for disadvantaged young people into a hotel. 90.1% opposed the proposal. Only 1.3% supported the idea.
- Lack of awareness of the earlier consultation was 83%.

- Barriers to use are the parking charges, the distance/travel issues, and seasonal conditions on paths. Parking fees were cited by 40.1% of the less-frequent visitors
- There was a belief that the site is becoming over-commercialised and poor value compared with alternatives such as Bedgebury or National Trust properties.
- There is strong opposition to permanent or intensive overnight accommodation, with many fearing increased noise, pollution, traffic, and loss of natural character. Several respondents noted there is already ample accommodation in nearby pubs, hotels and holiday lets.
- Many stressed the need to improve the site including path surfaces, signage for responsible dog walking, and basic facilities, rather than expand commercial attractions.
- While a minority recognise the importance of local jobs and economic benefit, they argue that any growth should be community-led, modest in scale, and located or designed so as not to compromise the core qualities that make Bewl Water valued.
- Large-scale built development, extensive holiday accommodation, or high-impact commercialisation are likely to face strong public resistance and be seen as incompatible with Bewl's role as a local, peaceful countryside asset.

Background and methodology

The survey was conducted online (with some paper submissions) between October and early December 2025. An online questionnaire was hosted on the Survey Mechanics survey platform.

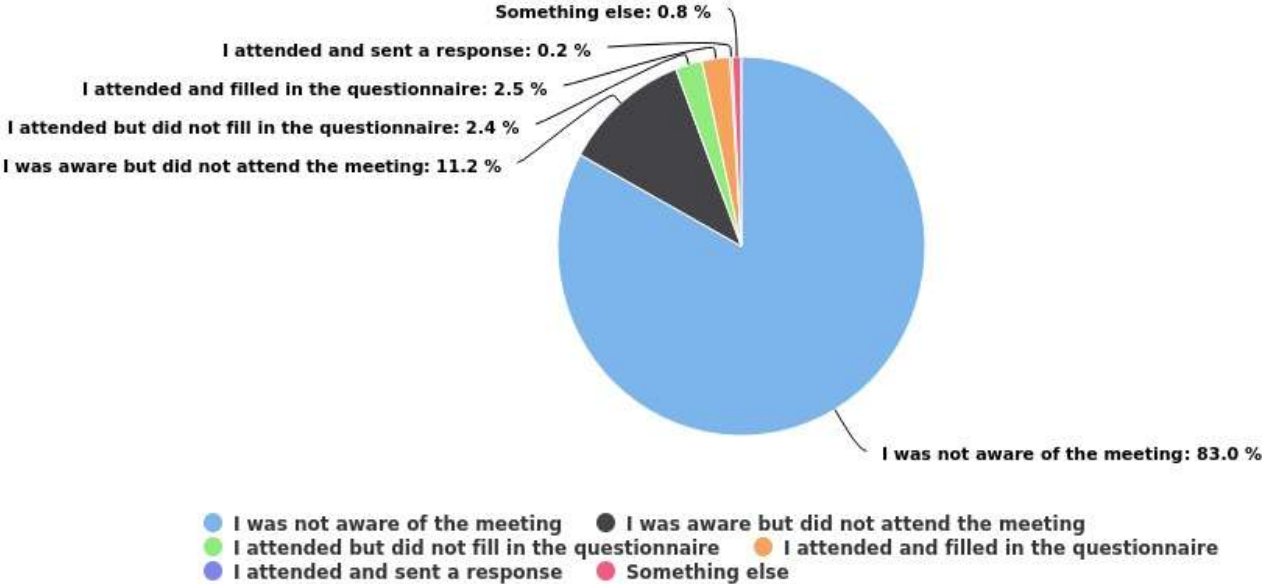
Respondents were invited through local social media and publicity at local events and on other local media. A targeted number were invited by a separate, identifiable web address to provide a control group so that any attempts to bias the survey results could be identified. No such interference was apparent.

1,065 people took part in at least part of the survey, with 896 completing it. This gives a very high degree of statistical reliability. A sample of 896 gives a margin of error of 3.12% at a level of confidence of 95% (i.e. we can be 95% confident that the results are within 3.12% of the real value, assuming the sample is representative of the population as a whole).

Responses were received from 424 residents of Wadhurst, Ticehurst and Lamberhurst, representing around 4% of the local population and giving a margin of error of approximately 1.8%

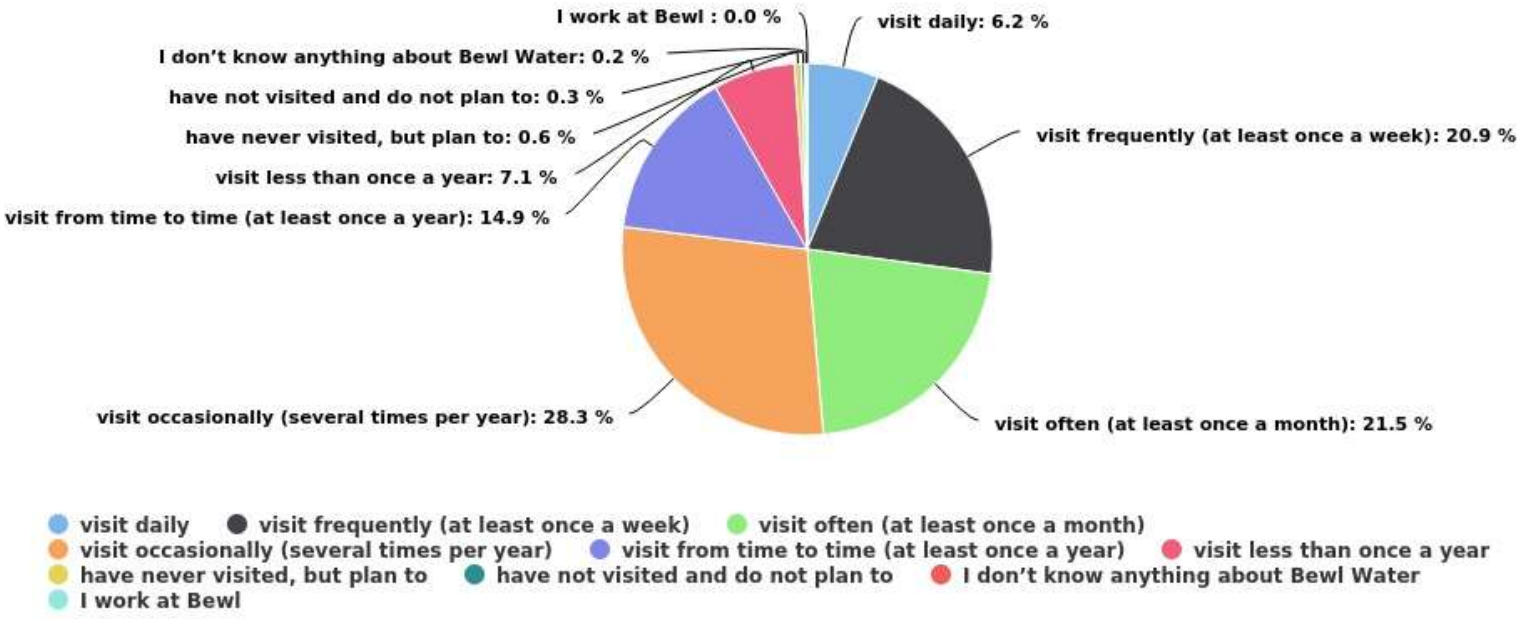
Large numbers of comments were submitted and are included as written by the respondents in the appendices. These have been summarised by artificial intelligence in this report.

Question 1. Did you attend the Bewl Water Master Plan meeting in May this year, or participate in the questionnaire conducted there?



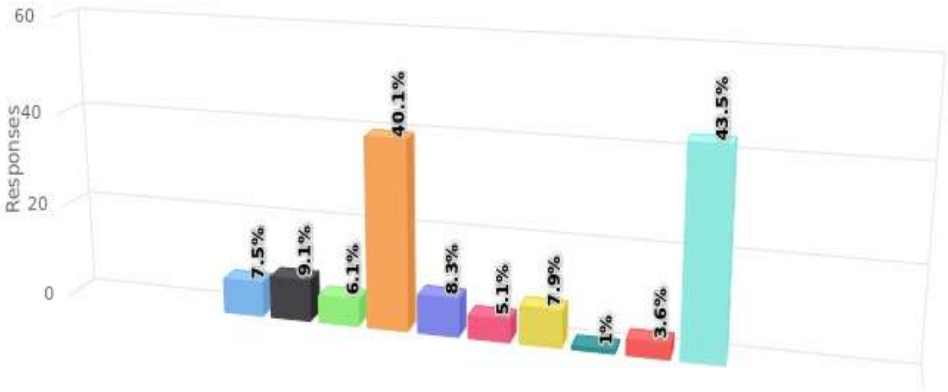
| Answer | Number | % |
|--|-------------|-------------|
| I was not aware of the meeting | 845 | 83% |
| I was aware but did not attend the meeting | 114 | 11.2% |
| I attended but did not fill in the | 24 | 2.4% |
| I attended and filled in the questionnaire | 25 | 2.5% |
| I attended and sent a response | 2 | 0.2% |
| Something else | 8 | 0.8% |
| Total | 1018 | 100% |

Question 2. Which of these best describes your visits to Bewl Water?



| Answer | Number | % |
|---|-------------|-------------|
| Visit daily | 63 | 6.2% |
| Visit frequently (at least once a week) | 211 | 20.9% |
| Visit often (at least once a month) | 217 | 21.5% |
| Visit occasionally (several times per year) | 286 | 28.3% |
| Visit from time to time (at least once a | 150 | 14.9% |
| Visit less than once a year | 72 | 7.1% |
| Have never visited, but plan to | 6 | 0.6% |
| Have not visited and do not plan to | 3 | 0.3% |
| I don't know anything about Bewl Water | 2 | 0.2% |
| I work at Bewl | | 0% |
| Total | 1010 | 100% |

Question 3. You have said that you [answer from Q2, if visiting less than monthly]. Why do you not visit Bewl Water more often?



- Have mobility issues
- Concerned about the water quality for my dog (blue-green algae, etc)
- Inconsiderate cyclists
- Parking charges
- Lack of facilities
- Lack of public transport
- It's getting too built up
- Too noisy
- Not interested
- Something else

Custom Reponses:

| Answer | Number | % |
|--|------------|-------------|
| Parking charges | 198 | 40.1% |
| Concerned about the water quality for my dog (blue-green algae, etc) | 45 | 9.1% |
| Lack of facilities | 41 | 8.3% |
| It's getting too built up | 39 | 7.9% |
| Have mobility issues | 37 | 7.5% |
| Inconsiderate cyclists | 30 | 6.1% |
| Lack of public transport | 25 | 5.1% |
| Not interested | 18 | 3.6% |
| Too noisy | 5 | 1% |
| Something else | 215 | 43.5% |
| Total | 494 | 100% |

Free text responses are summarised below and included in [Appendix 1](#)

Main themes:

Lack of time / busy lives: Very frequent references to work, caring responsibilities, “busy lives”, “too many commitments”, “not enough hours in the day”, and “other things to do”.

Distance and travel effort: Many say they live too far away, it is a 20–60 minute drive, traffic (e.g. Hawkhurst crossroads) is unpredictable, or it is “too far to walk, too close to drive”.

Competing alternatives: People often choose Bedgebury, National Trust properties, Historic Houses, other local walks, or their own adjacent land instead of Bewl.

Site access, infrastructure and conditions: Paths, mud and seasonality: Repeated mentions that the circular path and footpaths become very muddy or not walkable in winter or wet weather, putting people off visiting more often.

Parking and access routes: Comments about difficulty parking, lack of parking on some sides, high parking fees, and unsafe or awkward access from nearby settlements (e.g. cycling from Wadhurst with children, roads too busy to walk).

Café and amenities: Critiques include “terrible coffee machine”, “cafe isn’t good enough”, inadequate visitor facilities, soft play not clean, and facilities not being “in keeping with nature”.

Commercial offer and pricing: There was perceived over-commercialisation. Some described the place as “very commercial and in a tacky way”, especially Christmas events, and complain of poor quality attractions staffed by inexperienced young staff.

Costs and ‘rip-off’ perceptions: Forceful comments were made about expensive compulsory insurance for sailing, high costs to take a personal paddleboard, and parking charges making visits less attractive, especially for shorter or health-limited walks.

Change in personal circumstances: People who once visited frequently now go less because children have grown up, no longer row, no longer live nearby, or no longer have a dog to walk there.

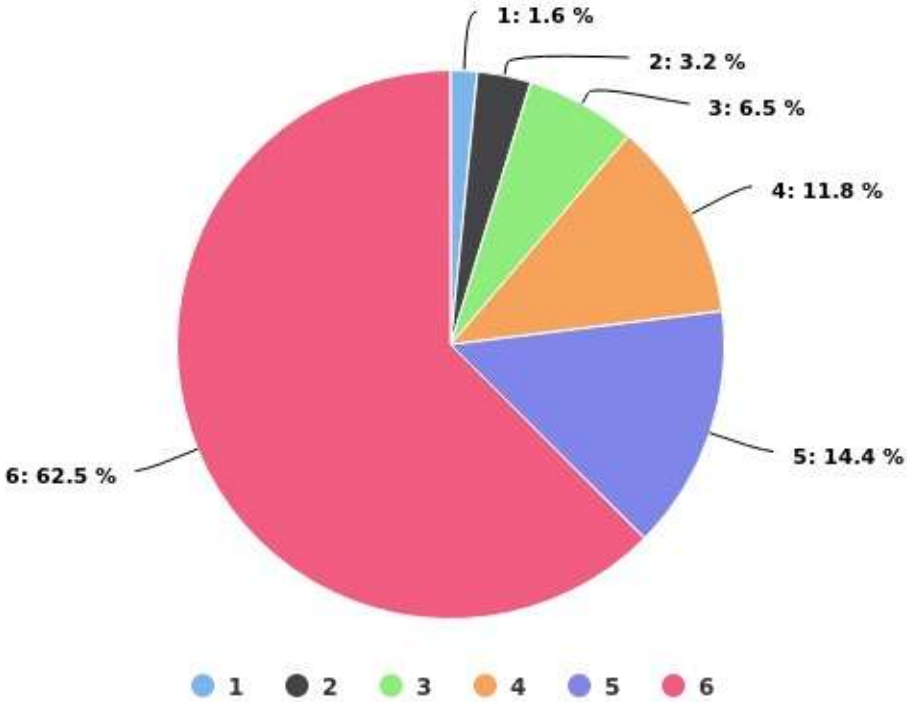
Closure or change of clubs/activities: The folding of the sailing club was frequently mentioned. Over 35 mentioned swimming and the majority were calling for the swimming opportunities to be improved. (Visitors can pre-book swimming sessions)

Activity preferences: Some focused on other interests (road cycling, kayaking elsewhere, fishing occasionally) and see Bewl Water as just one option among many, visited only occasionally.

The future of Bewl Water

In the tables below, answers are on a sliding 6 point scale from “Strongly disagree”, scored as 1, to “Strongly agree”, scored as 6. The neutral position is therefore 3.5

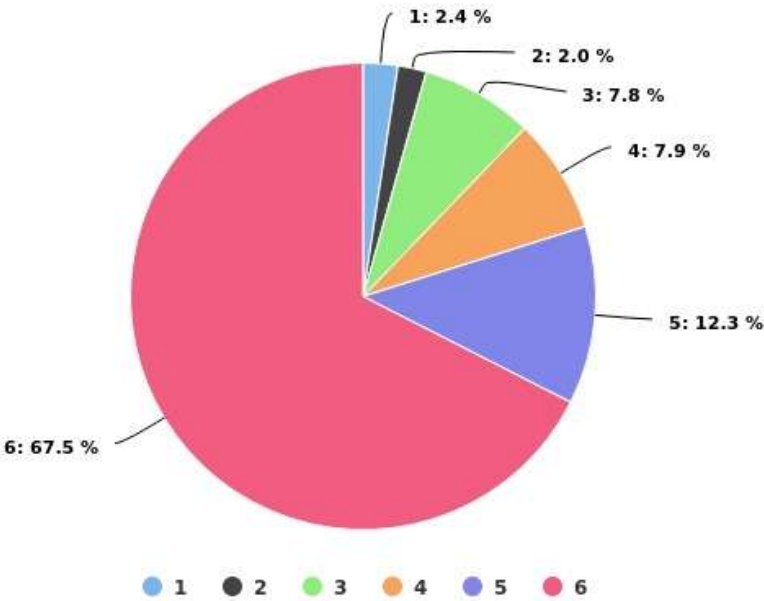
Question 4. The top priority for Bewl Water should be to preserve it as a nature reserve.



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 15 | 1.6% |
| 2 | 30 | 3.2% |
| 3 | 62 | 6.5% |
| 4 | 112 | 11.8% |
| 5 | 137 | 14.4% |
| 6 (Strongly agree) | 594 | 62.5% |
| Average | 5.22 | |
| Total | 950 | 100% |

Clubs for sailing, rowing, canoeing and fishing

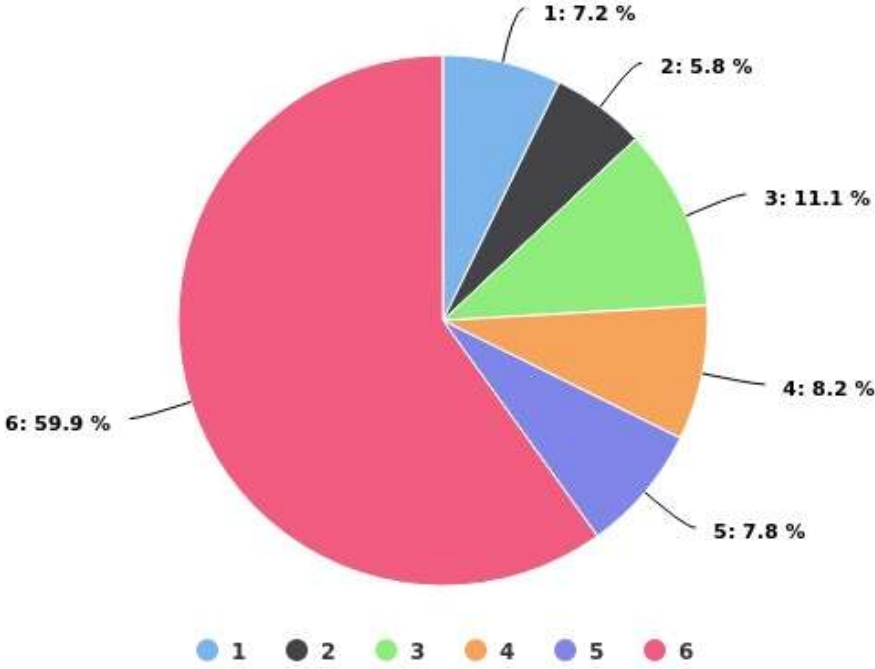
Question 5. Clubs for sailing, rowing, canoeing and fishing, including their facilities for children and young people, should be prioritised over providing tourists with overnight accommodation?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 23 | 2.4% |
| 2 | 19 | 2% |
| 3 | 75 | 7.8% |
| 4 | 76 | 7.9% |
| 5 | 118 | 12.3% |
| 6 (Strongly agree) | 646 | 67.5% |
| Average | 5.28 | |
| Total | 957 | 100% |

Daytime tourist facilities

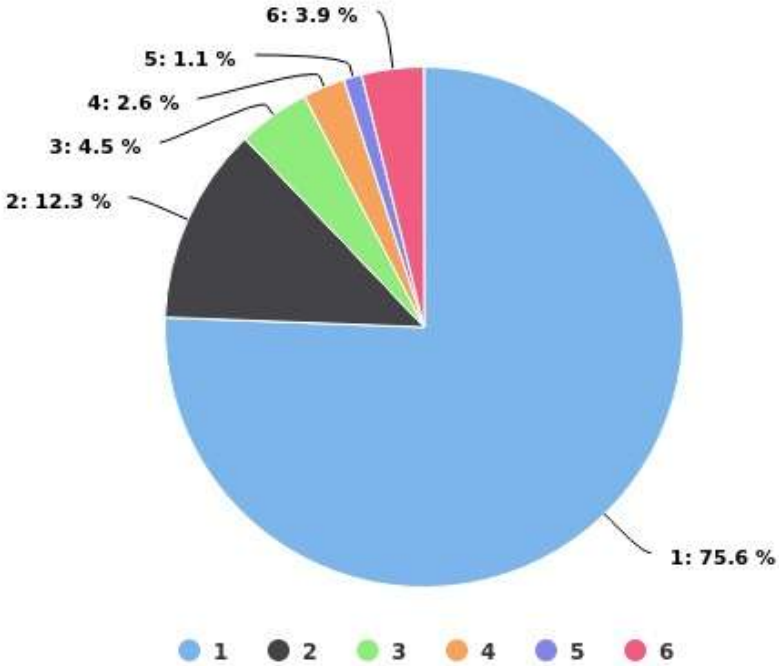
Question 6. Whilst daytime tourist facilities should be improved, there should be no more overnight tourist accommodation created?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 68 | 7.2% |
| 2 | 54 | 5.8% |
| 3 | 104 | 11.1% |
| 4 | 77 | 8.2% |
| 5 | 73 | 7.8% |
| 6 (Strongly agree) | 562 | 59.9% |
| Average | 4.83 | |
| Total | 938 | 100% |

Overnight tourist accommodation

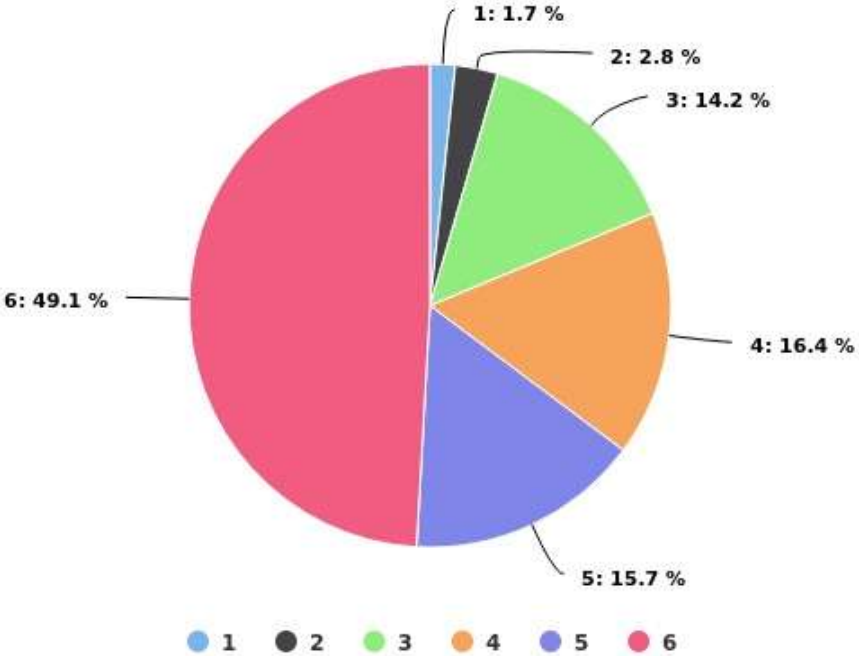
Question 7. Providing overnight tourist accommodation is more important than preserving the area for wildlife at Bewl Water?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 604 | 75.6% |
| 2 | 98 | 12.3% |
| 3 | 36 | 4.5% |
| 4 | 21 | 2.6% |
| 5 | 9 | 1.1% |
| 6 (Strongly agree) | 31 | 3.9% |
| Average | 1.53 | |
| Total | 799 | 100% |

Providing training opportunities

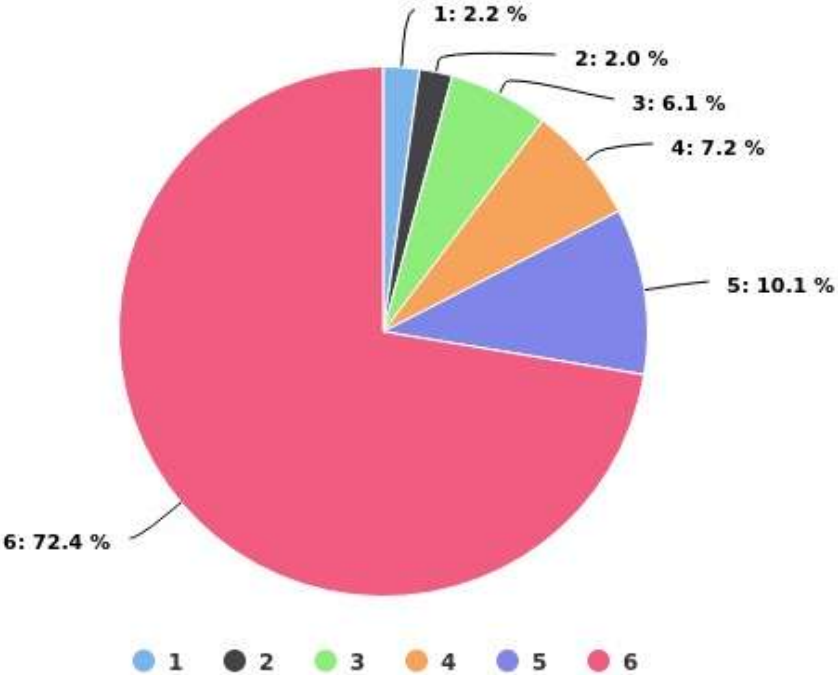
Question 8. Providing training opportunities for sailing, rowing, canoeing, etc is very important?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 16 | 1.7% |
| 2 | 27 | 2.8% |
| 3 | 135 | 14.2% |
| 4 | 156 | 16.4% |
| 5 | 149 | 15.7% |
| 6 (Strongly agree) | 466 | 49.1% |
| Average | 4.89 | |
| Total | 949 | 100% |

Dark Skies

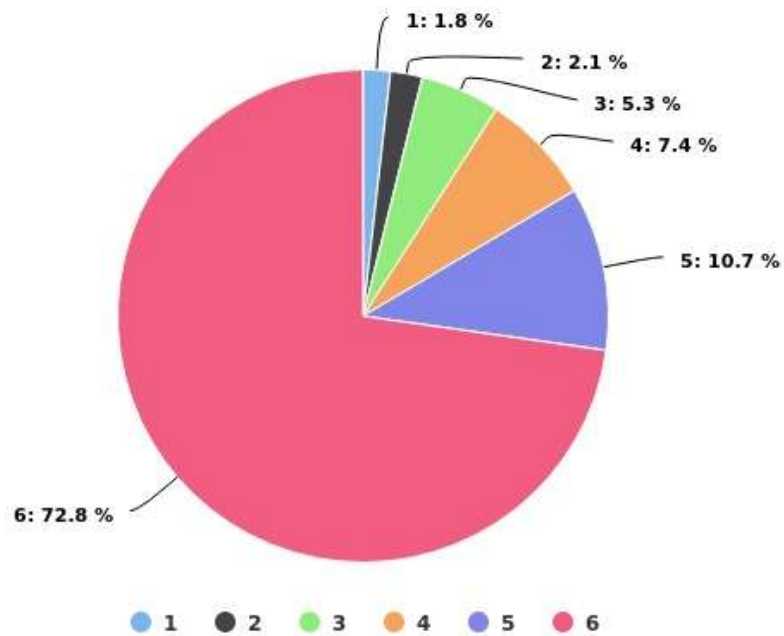
Question 9. Bewl Water’s Dark Skies should be protected from light pollution?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 21 | 2.2% |
| 2 | 19 | 2% |
| 3 | 58 | 6.1% |
| 4 | 68 | 7.2% |
| 5 | 96 | 10.1% |
| 6 (Strongly agree) | 687 | 72.4% |
| Average | 5.38 | |
| Total | 949 | 100% |

Bewl Water’s tranquillity

Question 10. Bewl Water’s tranquillity should be protected from noise pollution?



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 (Strongly disagree) | 17 | 1.8% |
| 2 | 20 | 2.1% |
| 3 | 50 | 5.3% |
| 4 | 70 | 7.4% |
| 5 | 102 | 10.7% |
| 6 (Strongly agree) | 692 | 72.8% |
| Average | 5.41 | |
| Total | 951 | 100% |

Question 11: Do you have any comments in relation to questions 4 to 10?

Comments made are summarised below and are included as [Appendix 2](#)

Most comments emphasise preserving Bewl as a quiet, wildlife-rich local amenity with daytime recreation and clubs, and show strong concern about large-scale, profit-driven overnight development, light/noise pollution and traffic; a minority support carefully managed, small-scale eco-accommodation to fund upkeep and local jobs.

Nature, wildlife and tranquillity

- Bewl Water is repeatedly described as a haven for wildlife, birds, with dark skies and peace. Many called for the area to be treated as a sanctuary for nature and designated a Dark Sky Special Protection Area (SPA) and protected from further development.
- There is strong anxiety that more overnight accommodation would bring light, noise, pollution, litter, dog disturbance and habitat loss, with several warning that once tranquillity is lost it cannot be restored.

Recreation, clubs and local use

- Many valued Bewl for low-impact daytime activities: walking, running, cycling, dog walking, sailing, rowing, canoeing, fishing, youth groups, Scouts/Guides use and outdoor education. This was linked to physical and mental health benefits.
- There is anger about perceived erosion of community watersports (closure/weakening of sailing club and training centre, reduced access, under-investment in facilities). There was strong support for restoring and prioritising sailing, rowing, canoeing, swimming and inclusive access (including for disabled users and young people).

Overnight accommodation and development

- A large group is opposed to any new or permanent overnight accommodation (especially 'hotel/Center Parcs-type' schemes), seeing them as profit-driven, and inappropriate in an AONB (now called a National Landscape). Some thought this would be a precedent for further development.
- A smaller group was open to limited, sensitively designed accommodation.

Management, access and infrastructure

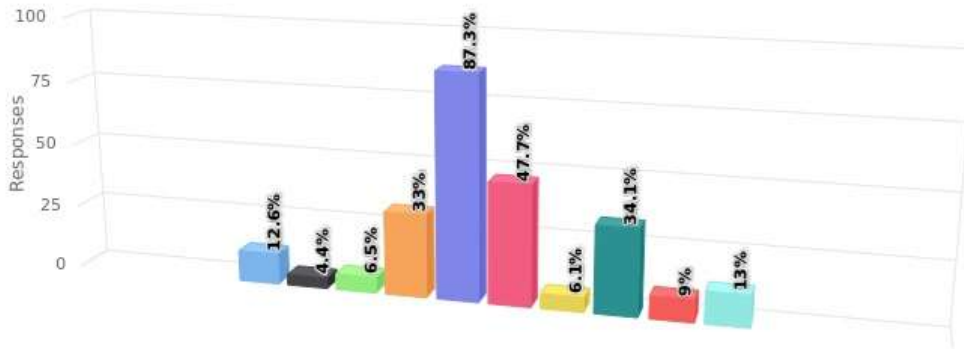
- Numerous comments criticise current/commercial management as profit-focused, with high parking charges, perceived "tacky" attractions, inadequate rangers, poor toilets/café, and a run-down or under-utilised feel compared with Bewl's potential.

- Concerns are raised about road capacity (A21 congestion and accidents, small lanes, lack of public transport), parking costs, and safety/maintenance of paths and bridleways. Some call for better signage, path maintenance, separate cycle routes and improved access for swimmers and people bringing their own craft.

Local economy, governance and balance

- Some argued Bewl must “develop to survive” and that more visitors and overnight stays could create jobs and support local shops, pubs and businesses, provided environmental controls are strong.
- Others stress there is already plenty of local tourist accommodation and that new builds at Bewl Water would mainly benefit a small number of people and the leaseholder and not the wider community. Several criticised survey bias and parish council actions. Others criticise Southern Water’s leasing decisions, and call for a better governance/stewardship.

Question 12. Do you take part in any of these activities at Bewl Water?



● Sailing
 ● Rowing
 ● Canoeing
 ● Bird watching
 ● Walking
 ● Dog walking
 ● Horse riding
 ● Cycling
● Fishing
 ● Something else

Custom Responses:

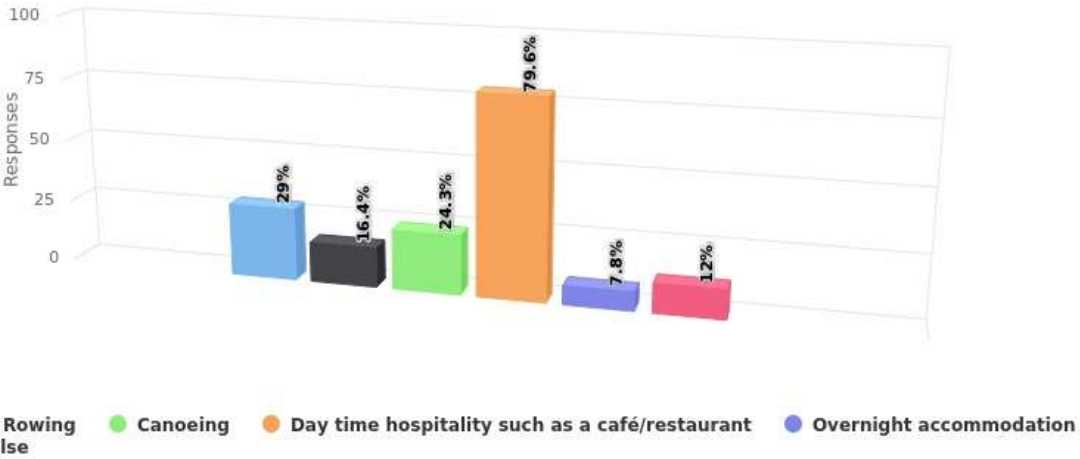
| Answer | Number | % |
|----------------|------------|-------------|
| Walking | 806 | 87.3% |
| Dog walking | 440 | 47.7% |
| Cycling | 315 | 34.1% |
| Bird watching | 305 | 33% |
| Sailing | 116 | 12.6% |
| Fishing | 83 | 9% |
| Canoeing | 60 | 6.5% |
| Horse riding | 56 | 6.1% |
| Rowing | 41 | 4.4% |
| Something else | 120 | 13% |
| Total | 923 | 100% |

Further responses are summarised below and included as [Appendix 3](#)

Running

- References to running were prominent:

Question 13. If the facilities were improved, would you take advantage of any of these?



Custom Responses:

| Answer | Number | % |
|--|------------|-------------|
| Day time hospitality such as a café/restaurant | 610 | 79.6% |
| Sailing | 222 | 29% |
| Canoeing | 186 | 24.3% |
| Rowing | 126 | 16.4% |
| Overnight accommodation | 60 | 7.8% |
| Something else | 92 | 12% |
| Total | 766 | 100% |

Additional answers are summarised below and provided as [Appendix 4](#)

Bewl Water users mainly want better access for low-key outdoor recreation (especially swimming, paddleboarding, walking and cycling) plus enhanced nature-focused facilities, while a minority strongly value keeping the area quiet and undeveloped.

Main activity interests

- There was a strong demand for more water-based recreation and repeated calls for open water swimming, permanent/swimming areas, “leisure lake” style use, and

more opportunities for SUP (Stand Up Paddleboarding)/paddleboarding, including easier water access away from the sailing centre.

- Additional water sports suggested include windsurfing, kite surfing, fishing improvements (course and lure fishing) and occasional night-sky/fishing activities.
- Many comments mention walking, running trails and orienteering, often linked to better paths, less mud and improved access from Wadhurst and surrounding areas.

Paths, access and infrastructure

- Several comments ask for better maintained paths and all-weather cycle/running tracks, with specific references to buggy and disabled access and concern for families towing child bike seats.
- There is interest in more benches and seating areas around the route, plus improved vistas of the lake and less muddy access to play areas.
- Access from Wadhurst and general connectivity for cyclists is seen as a barrier that, if improved, would increase use.

Nature, education and tranquillity

- Many respondents value nature experiences: bird hides, guided nature/wildlife walks, nature education for children, and guided night visits for wildlife and dark-sky stargazing.
- A notable minority explicitly want Bewl kept as it is or with “none of the above” developments, emphasising tranquillity, lack of disturbance at night and a nature-reserve feel.

Commercial and pricing points

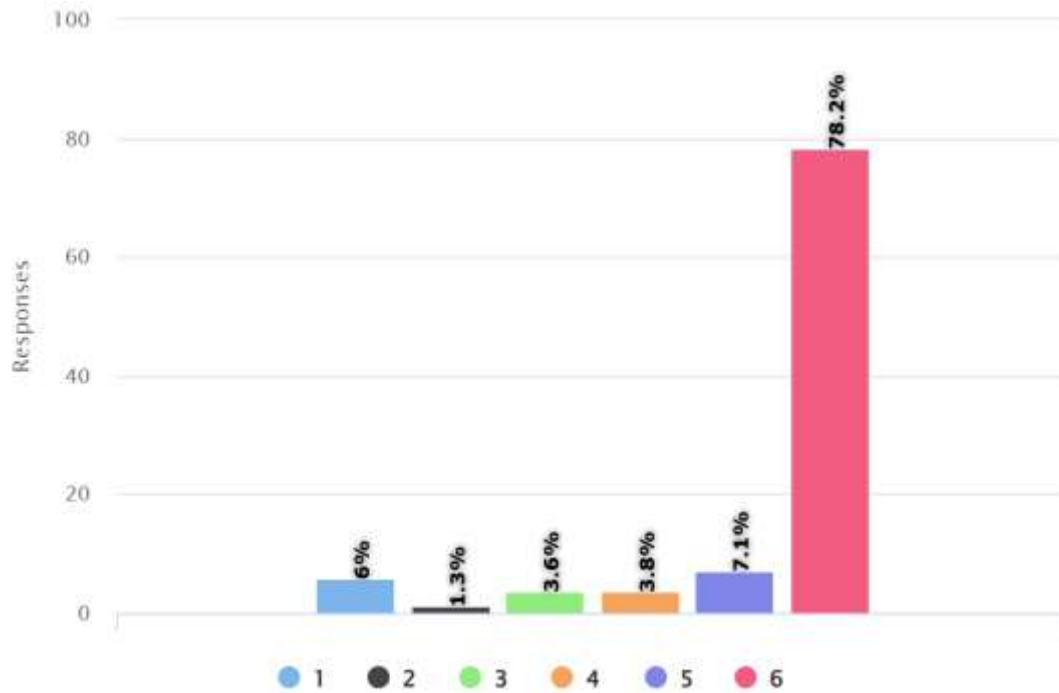
- Some comments request free or cheaper parking, yearly subscriptions similar to Bedgebury for regular dog walkers, and less expensive SUP (Stand Up Paddleboarding) options.

Specific user groups and niche ideas

- Horse riders ask to be explicitly included, citing unmaintained bridle paths, lack of boxing areas and need for better coexistence with walkers.
- Other ideas include children’s play areas, indoor meeting/social space, overnight camping in dinghies, and visits to water treatment areas, indicating interest in both family use and more specialist experiences

Question 14. Which of these is more important in your view? Tranquillity versus overnight accommodation?

Please indicate on the scale below how you see the relative importance. If not sure, or cannot answer, please skip to the next page



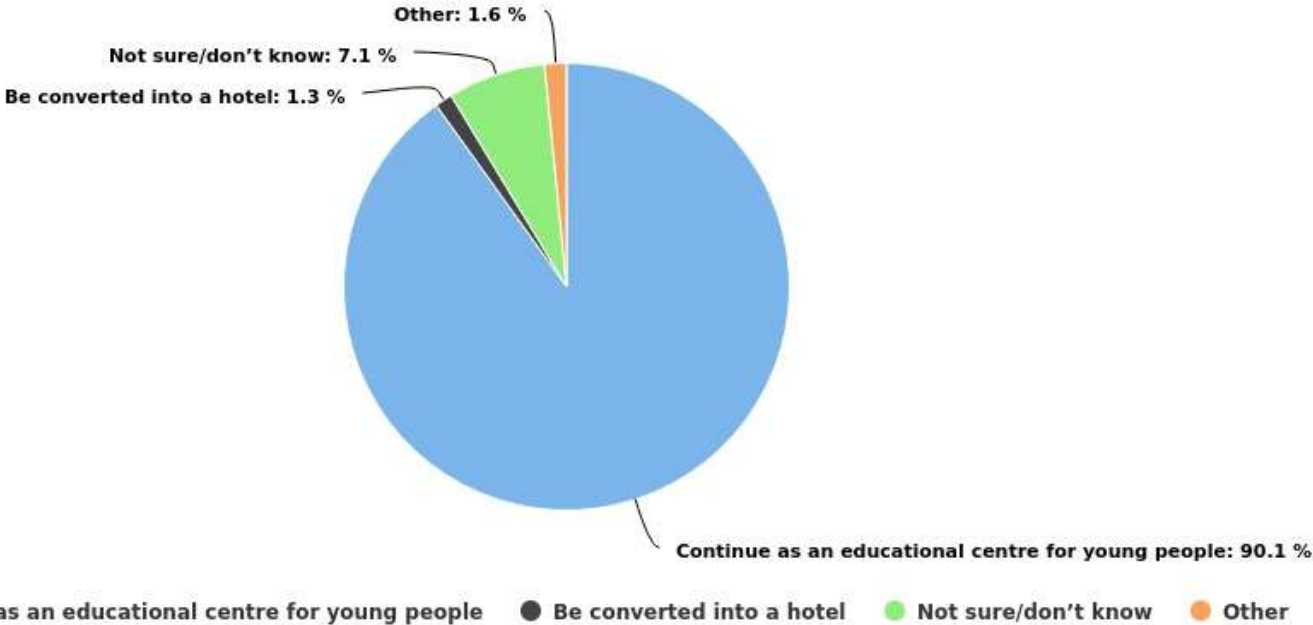
Providing overnight accommodation, such as a 20 bedroom hotel and a holiday village, is more important

Preserving the natural tranquillity, 'remote wilderness', dark skies and beauty of the Bewl Water area is more important

| Answer | Number | % |
|---|------------|-------------|
| 1 Providing overnight accommodation, such as a 20 bedroom hotel and a holiday village, is more important | 57 | 6.1% |
| 2 | 12 | 1.3% |
| 3 | 35 | 3.7% |
| 4 | 37 | 3.9% |
| 5 | 69 | 7.3% |
| 6 Preserving the natural tranquillity, 'remote wilderness', dark skies and beauty of the Bewl Water area is more important. | 730 | 77.7% |
| Total | 940 | 100% |

Training in outdoor and water-based activities such as sailing and rowing

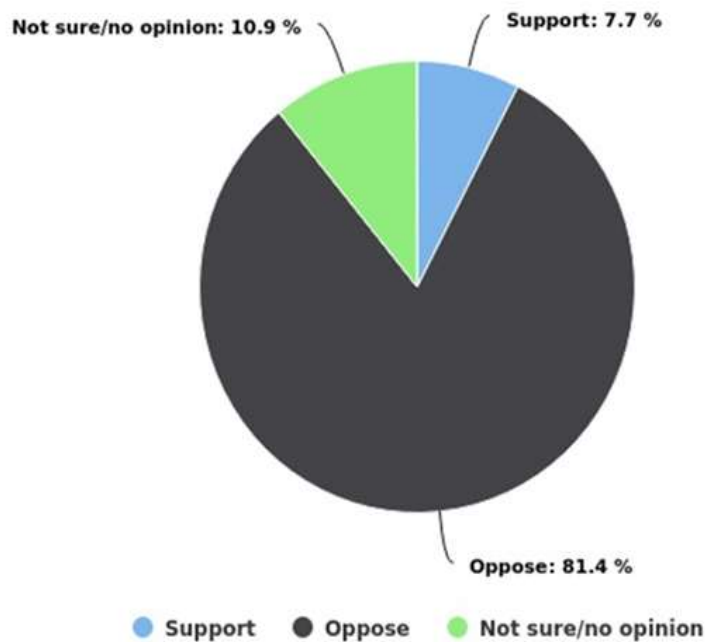
Question 15. The Outdoor Centre at Bewl Water provides young people, in particular disadvantaged young people with training in outdoor and water-based activities such as sailing and rowing. The current lease expires in 2026. The facility is run by Kent County Council and could be maintained or converted to a hotel. Do you think this facility should?



| Answer | Number | % |
|--|------------|-------------|
| Continue as an educational centre for young people | 852 | 90.1% |
| Be converted into a hotel | 12 | 1.3% |
| Not sure/don't know | 67 | 7.1% |
| Other | 15 | 1.6% |
| Total | 946 | 100% |

Converting the clubhouse

Question 16. There is a proposal to convert the former Sailing and Water Sports' clubhouse into 11 holiday lets, next to the shoreline of the reservoir. Do you support or oppose this proposal?



| Answer | Number | % |
|---------------------|------------|-------------|
| Support | 72 | 7.7% |
| Oppose | 766 | 81.4% |
| Not sure/no opinion | 103 | 10.9% |
| Total | 941 | 100% |

Question 17: Do you wish to add any comments in relation to question 16?

Comments made are summarised below and included in [Appendix 5](#)

Most comments oppose converting the former Sailing and Water Sports Clubhouse into holiday lets, mainly due to perceived harm to nature, dark skies and community watersports, while a minority support limited, well-managed accommodation if it directly funds conservation and activity facilities.

Overall sentiment

- The dominant tone is strong opposition, often in emphatic language (“outrageous”, “appalling”, “dreadful”, “sheer greed”, “must be stopped”).
- A smaller group supports conversion in principle, but usually only on a modest scale, with strict environmental controls and guaranteed reinvestment into Bewl and watersports.

Nature, tranquillity and dark skies

- Many comments prioritise protecting wildlife, habitats and dark skies, warning that overnight lets would bring light and noise pollution, disturb roosting birds, bats and other nocturnal species and damage the “remote wilderness” character.
- Respondents stress Bewl’s status as an area of outstanding natural beauty and “rare peaceful area”, arguing that increased 24-hour presence and traffic is incompatible with its conservation role and national ecological concerns.

Watersports, youth and community use

- A core theme was that the clubhouse was built (often said with public/Sports Council funding) to support sailing and watersports, and that losing it undermines long-standing community provision and youth access to outdoor activity.
- Many recall past use for school groups and disadvantaged or disabled young people. They saw it as a unique regional resource, and want sailing/rowing/watersports reinstated or expanded rather than displaced by exclusive holiday accommodation.

Views on holiday lets and commercialisation

- Opponents see holiday lets as unnecessary (given existing local accommodation), exclusive, profit-driven and likely to push Bewl toward a “holiday park” or “Benidorm/Centre Parcs” model, eroding public access and local character.
- Supportive or neutral comments tend to back a limited number of eco-standard, sensitively designed units (set back from the shore, low light/noise, green roofs), ideally used by activity or wildlife visitors and clearly funding site upkeep and community facilities.

Conditions, compromises and process concerns

- Several respondents say conversion might be acceptable only if: equivalent or better watersports/education facilities are re-provided elsewhere on site, impacts on wildlife and access are tightly controlled, and revenue is transparently reinvested.
- There is concern that watersports have been deliberately run down to justify a change of use.

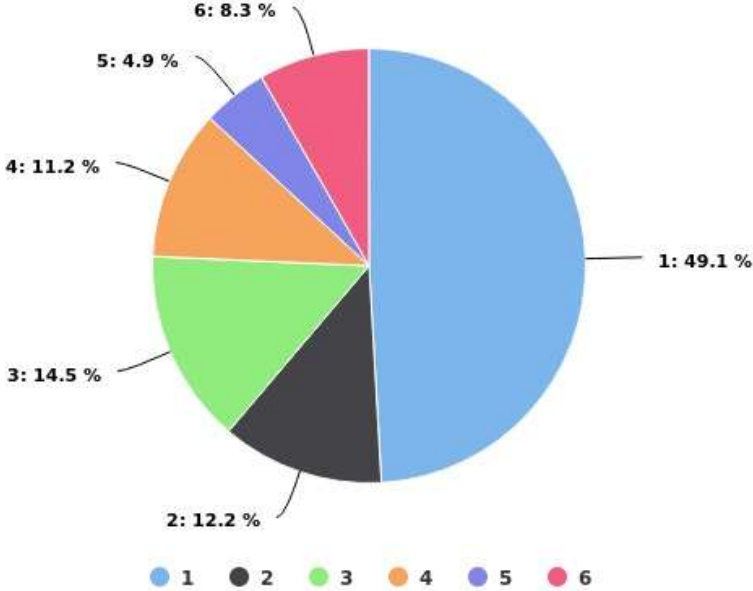
Wealden Planning recommendations

The planning officials at Wealden District Council have recommended for approval:

- In 2023, the conversion of the boathouse to 11 holiday lets (not approved, application resubmitted in 2025)
- In 2024, four Yurts (permission granted)
- In 2024, a campsite near the water's edge (permission granted)

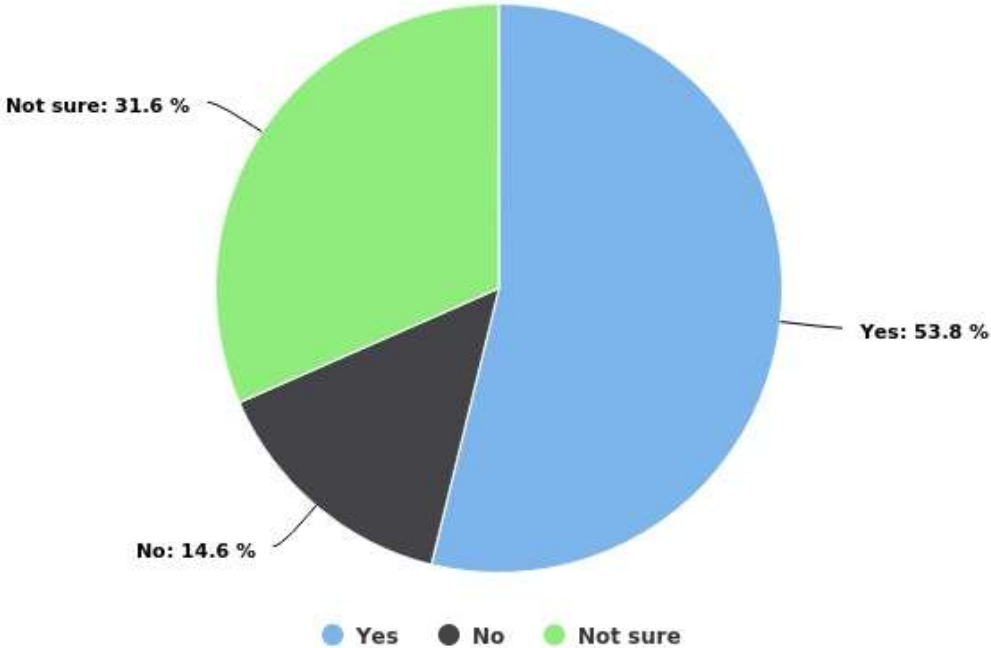
Question 18. Do you approve or disapprove of the actions of the Council planning officials?

The answers were on a sliding scale from 1 (“Strongly disapprove”) to 6 (“Strongly approve”)



| Answer | Number | % |
|-----------------------|------------|-------------|
| 1 Strongly disapprove | 404 | 49.1% |
| 2 | 100 | 12.2% |
| 3 | 119 | 14.5% |
| 4 | 92 | 11.2% |
| 5 | 40 | 4.9% |
| 6 Strongly approve | 68 | 8.3% |
| Average | 2.35 | |
| Total | 823 | 100% |

Question 19. Do you consider that Bewl Water should have its own planning policy?



| Answer | Number | % |
|--------------|------------|-------------|
| Yes | 498 | 53.8% |
| No | 135 | 14.6% |
| Not sure | 292 | 31.6% |
| Total | 925 | 100% |
| Skipped | 25 | 2.63% |

The high number of respondents who were “Not sure” in response to this question, may suggest that it was not fully understood.

Question 20. Do you have any other comments regarding planning at Bewl Water?

Comments are summarised below and included as [Appendix 6](#)

Comments focus on protecting Bewl's natural environment and community watersports, resisting large-scale commercialisation and holiday development, and calling for clearer, site-specific planning that puts nature and local users ahead of profit.

Nature, dark skies and tranquillity

- Many respondents want Bewl Water treated as a nature or conservation reserve, stressing its High Weald AONB status, dark skies, wildlife (including migratory and red-list birds) and the need to avoid more light, noise, traffic and water pollution.
- There is strong opposition to hotels or extensive holiday lets at the water's edge, with repeated fears of a "Centre Parcs" or "theme park" effect and irreversible loss of tranquillity and landscape character.

Watersports, youth and local community

- Numerous comments emphasise Bewl's long role in sailing, canoeing and outdoor education, especially for children, disadvantaged and disabled young people, and argue these activities and facilities should be protected or enhanced, not squeezed out by accommodation schemes.
- People want Bewl to remain open, affordable and practically accessible (including concerns about parking charges and limited access) for local walkers, cyclists, anglers and clubs, rather than becoming an exclusive tourist site.

Views on camping, yurts and holiday lets

- Light-touch, small-scale camping and limited yurts, managed sensitively and seasonally, are often seen as acceptable or even positive, provided wildlife and local visitors are respected.
- By contrast, permanent or large-scale holiday lets and hotels draw strong objection, seen as profit-driven, unnecessary given other local accommodation, and likely to trigger "mission creep" and incremental overdevelopment.

Planning policy, governance and trust

- Many call for a clear, site-specific planning or masterplan for Bewl (ideally across all relevant councils), with binding protection for wildlife, dark skies and watersports, and limits on overnight accommodation.
- There is significant distrust of the current leaseholder and some criticism of councils (especially Wealden), perceived "stealth development", poor communication and

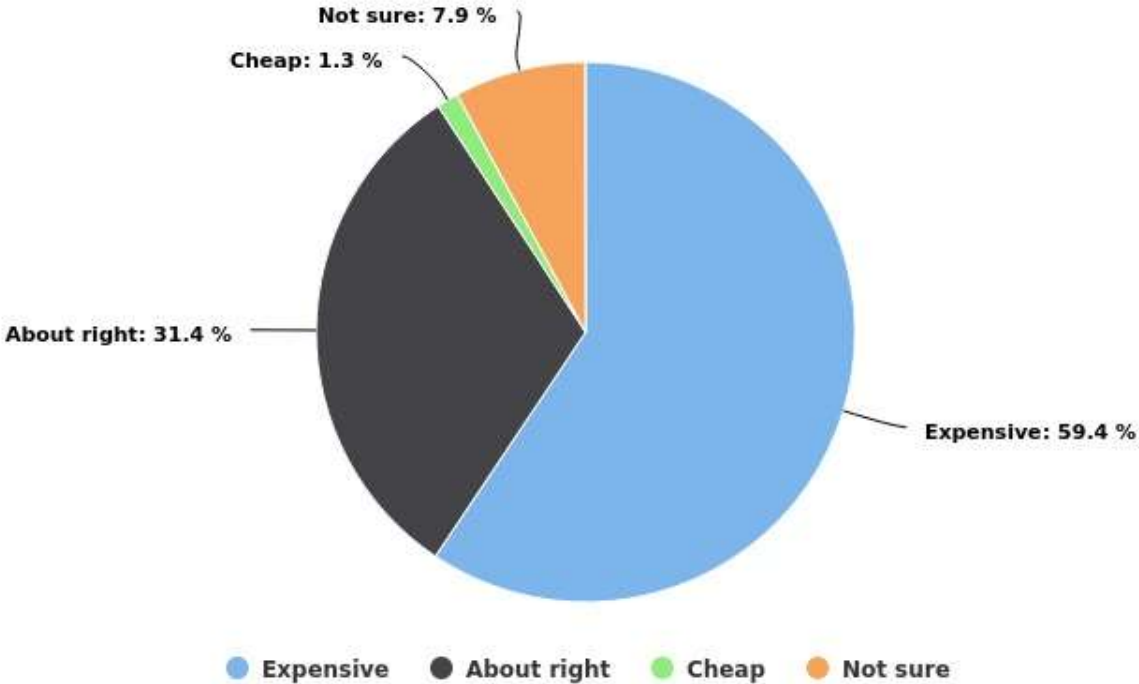
consultation, and fears that planning decisions prioritise commercial gain over the public and environmental interest.

Balance, viable income and suggested direction

- While a sizeable group opposes almost any further development, others accept that Bewl Water must remain financially viable and support moderate, carefully zoned tourism that directly subsidises conservation and community facilities rather than maximising profit.
- Suggested positive directions include: RSPB-style management; dark-sky/nature-reserve branding; better non-motorised watersports provision; improved but low-key cafés/meeting spaces; and stronger involvement of local clubs, residents and independent bodies in decision-making

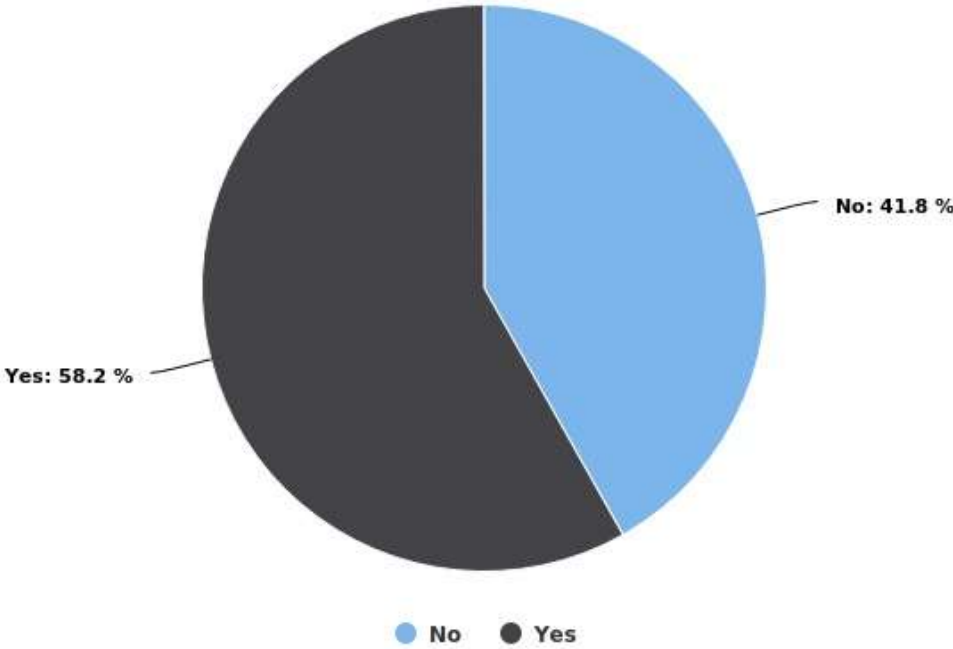
Parking charges

Question 21. The current daily parking charge at Bewl Water is £6.50 for one to four hours. The other charges are: Free for up to 30 minutes, £4 up to one hour and £8.50 for over four hours. Motorcycles are free. Horseboxes and campervans pay £10. Minibuses are charged £12 and coaches £50. Do you think this is:



| Answer | Number | % |
|--------------|------------|-------------|
| Expensive | 549 | 59.4% |
| About right | 290 | 31.4% |
| Cheap | 12 | 1.3% |
| Not sure | 73 | 7.9% |
| Total | 924 | 100% |
| Skipped | 29 | 3.04% |

Question 22. If the parking charges were reduced, would you visit Bewl Water more often?



| Answer | Number | % |
|--------------|------------|-------------|
| No | 373 | 41.8% |
| Yes | 519 | 58.2% |
| Total | 892 | 100% |
| Skipped | 61 | 6.4% |

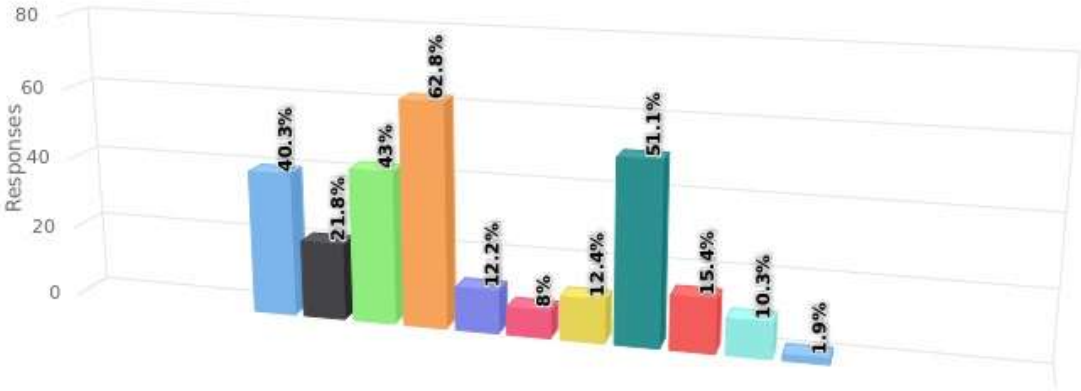
Question 23. Where do you live?



- Locally (within Ticehurst, Wadhurst or Lamberhurst parishes)
- Nearby (within 10 miles)
- Between 10 and 20 miles away
- Elsewhere in the South East
- Elsewhere in the UK
- Outside the UK

| Answer | Number | % |
|--|------------|-------------|
| Locally (within Ticehurst, Wadhurst or Lamberhurst parishes) | 443 | 66.6% |
| Nearby (within 10 miles) | 157 | 23.6% |
| Between 10 and 20 miles away | 42 | 6.3% |
| Elsewhere in the South East | 19 | 2.9% |
| Elsewhere in the UK | 2 | 0.3% |
| Outside the UK | 2 | 0.3% |
| Total | 665 | 100% |

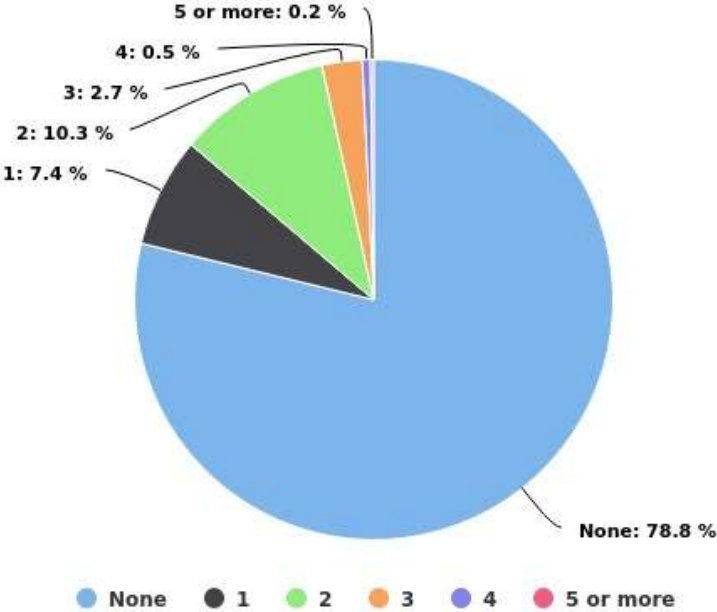
Question 24. With whom do you normally visit Bewl? Please click on all that apply.



- Children ● Grandchildren ● My dog(s) ● Partner ● Parents ● Elderly relatives ● Older people (65+)
- Friends/acquaintances ● As part of a group or club ● No one ● Other

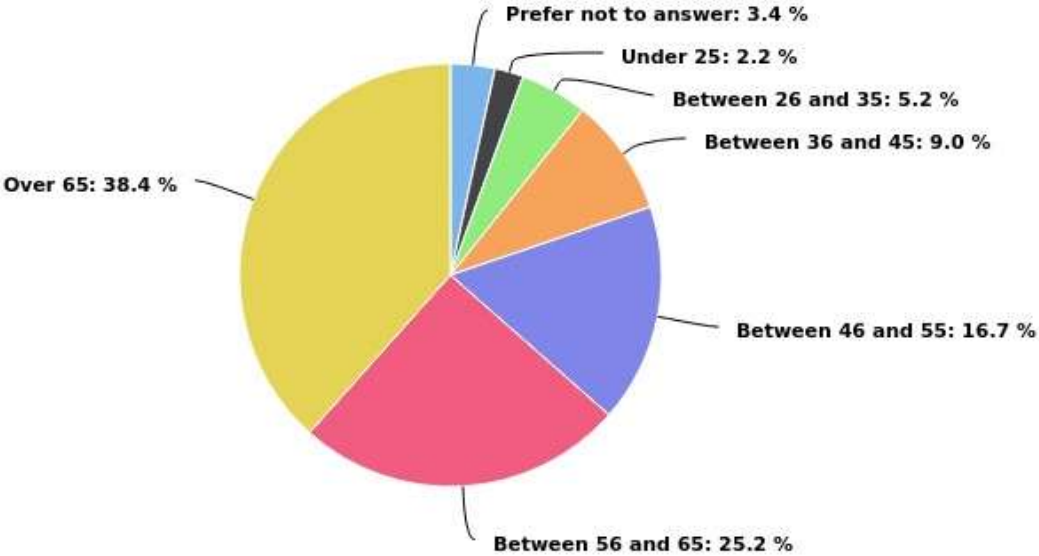
| Answer | Number | % |
|----------------------------|------------|-------------|
| Partner | 580 | 62.8% |
| Friends/acquaintances | 472 | 51.1% |
| My dog(s) | 397 | 43% |
| Children | 372 | 40.3% |
| Grandchildren | 201 | 21.8% |
| As part of a group or club | 142 | 15.4% |
| Older people (65+) | 115 | 12.4% |
| Parents | 113 | 12.2% |
| No one | 95 | 10.3% |
| Elderly relatives | 74 | 8% |
| Other | 18 | 1.9% |
| Total | 924 | 100% |

Question 25. How many children aged under 18 live with you?



| Answer | Number | % |
|--------------|------------|-------------|
| None | 724 | 78.8% |
| 1 | 68 | 7.4% |
| 2 | 95 | 10.3% |
| 3 | 25 | 2.7% |
| 4 | 5 | 0.5% |
| 5 or more | 2 | 0.2% |
| Total | 919 | 100% |
| Skipped | 30 | 3.16% |

Question 26. In which of these age groups are you?



- Prefer not to answer
- Under 25
- Between 26 and 35
- Between 36 and 45
- Between 46 and 55
- Between 56 and 65
- Over 65

| Answer | Number | % |
|----------------------|------------|-------------|
| Prefer not to answer | 31 | 3.4% |
| Under 25 | 20 | 2.2% |
| Between 26 and 35 | 47 | 5.2% |
| Between 36 and 45 | 82 | 9% |
| Between 46 and 55 | 152 | 16.7% |
| Between 56 and 65 | 229 | 25.2% |
| Over 65 | 349 | 38.4% |
| Total | 910 | 100% |
| Skipped | 39 | 4.11% |

Question 27. Do you have any other comments or thoughts regarding the future of Bewl Water?

Comments are summarised below and included as [Appendix 7](#)

Comments overwhelmingly argue that Bewl should remain a tranquil, nature-focused reservoir with daytime recreation and watersports for the community, resisting intensive commercialisation, large-scale overnight accommodation and “holiday village” style development.

Nature, dark skies and tranquillity

- Many responses describe Bewl as a precious AONB wildlife haven and dark-skies site, stressing protection of birds (including gull roosts and migratory species), dormice and wider ecology, and opposing extra light, noise and traffic that would follow hotels or extensive lets.
- Recurrent fears include “Centre Parcs”, “Disneyland” or “holiday park” transformation, loss of peace and mental-health benefits, and irreversible erosion of the original promise that the reservoir would remain quiet, natural and largely daytime-used.

Watersports, day use and local access

- Many comments want sailing, rowing, canoeing, fishing and outdoor education reinstated or strengthened, with repeated calls to “bring back the sailing club”, protect fly-fishing, support youth and disadvantaged groups, and prioritise non-motorised water sports.
- People value Bewl as an affordable day-out: they highlight high parking charges as a barrier, ask for better paths and access from nearby villages, more benches, improved but low-key café/restaurant offers, and continued free or safe walking, cycling, dog-walking and riding around the reservoir.

Views on development and overnight stays

- The dominant view opposes permanent holiday lets or hotels at the water’s edge, seeing them as profit-driven, unnecessary given existing local accommodation, and a “thin end of the wedge” toward privatisation and loss of public access.
- A smaller group supports limited, discreet or “environmentally sensitive” accommodation (e.g. chalets, yurts, camping away from the shoreline) if tightly controlled for noise/light, used to fund conservation and clubs, and kept subordinate to nature and watersports.

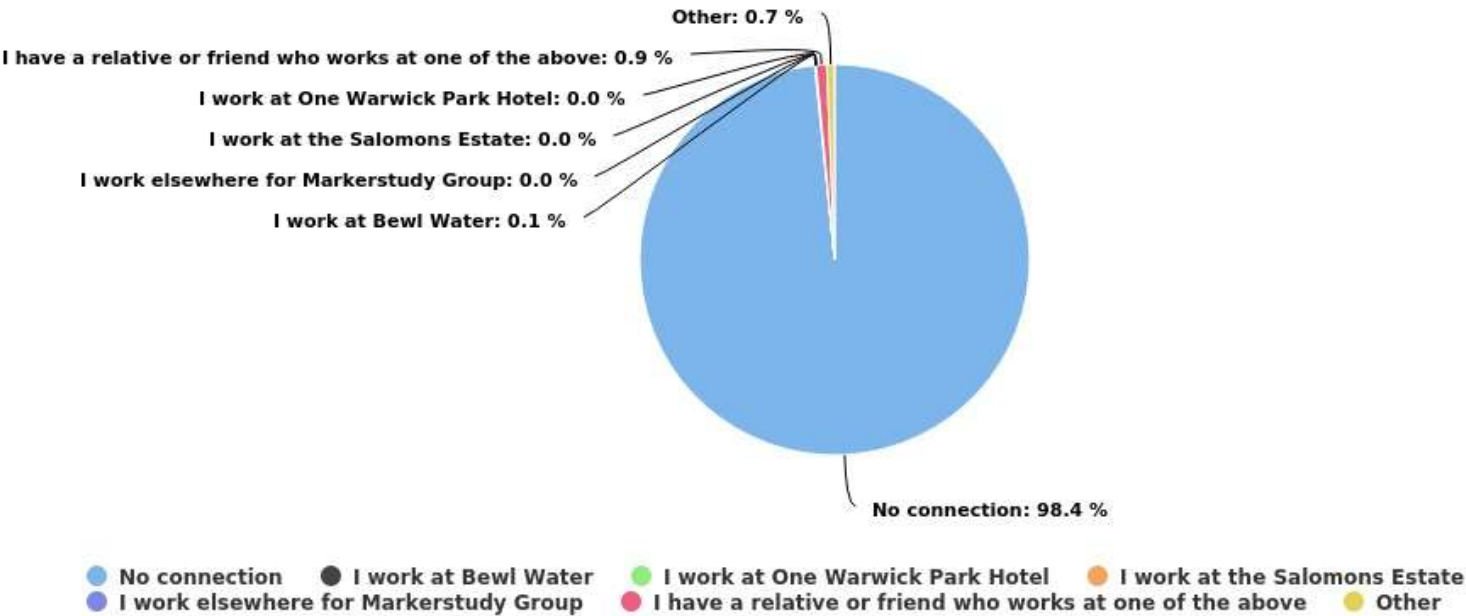
Management, planning and governance

- Many respondents criticise current leaseholders and past management for “piecemeal” or “stealth” development, running down of clubs, poor café standards and high costs, and call for clearer long-term strategy with nature and community at its core.
- Suggestions include: a stronger planning framework or masterplan, possible trust/National Trust-style or not-for-profit stewardship, better enforcement of original Acts/conditions, and more meaningful involvement of local residents and activity clubs in decisions.

Improvements and balanced ideas

- Even among opponents of big schemes, there is support for: better maintained all-weather paths, clearer information and events (guided nature walks, educational visits), improved café/visitor facilities, safer access roads, and modest income-generating uses that do not harm wildlife or dark skies.
- Some comments explicitly call for a “middle ground”: keep Bewl fundamentally wild and community-oriented, but allow carefully designed, small-scale development and upgraded facilities that help it remain financially viable without sacrificing its essential character.

Question 28. Do you have any connection with the company that manages the Bewl Water leisure facilities or with any of the companies associated with them?



Custom Responses:

| Answer | Number | % |
|---|------------|-------------|
| No connection | 908 | 98.4% |
| I work at Bewl Water | 1 | 0.1% |
| I work at One Warwick Park Hotel | 0 | 0% |
| I work at the Salomons Estate | 0 | 0% |
| I work elsewhere for Markerstudy Group | 0 | 0% |
| I have a relative or friend who works at one of the above | 8 | 0.9% |
| Other | 6 | 0.7% |
| Total | 923 | 100% |
| Skipped | 22 | 2.33% |

Other:

- Work at the dam for cdmp
- I used to do some sub-contracting at Bewl.
- A comment about Bewl Water
- 3 left blank

Appendix 1 – Other reasons for less frequent visits (from Q3)

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- Heavy regulation on the use of the water for recreation.
- I live in Brighton
- It's about a 45 minute drive each way.
- Can no longer do the activities we did there
- I live nearby and don't want to access the more public visitor areas
- Children grown up. Live down near Hastings now.
- I visit with Scouts
- Just never get around to it.
- Sailing club folded
- I would like to use sailing facilities but you have to have the insurance that Bewl water supplies which is a very expensive rip off and more expensive than the insurance for a 30 foot yacht I shared in Cornwall.They are rip off merchants
- Not always available to attend
- Yime
- I walk in Bedgebury Forest several times a week, which has a greater variety of routes.
- Just a fraction further than an easy visit so it's a destination visit for us. Although a friend has moved very close by so will be visiting it more
- Fishing needs to be encouraged
- From overseas.
- time
- I used to visit frequently as a family member worked there (seasonal) and I would either take him to/from or go and visit him at work. Subsequently I don't seem to have the time recently, since he stopped working there, due to work and domestic commitments
- At some points in the year it just gets too muddy to walk and enjoy Bewl. Sometimes there are too many cyclists and I'm afraid my dog will get run down.
- It's a bit tired and the attractions that are there tend to be low quality
- Travel, I mostly visit when I. Is it family that live nearby
- Frequently when children were young. Perfect for them
- Don't want to get bored with it
- I live too far away
- Lack of parking on my side
- Not local
- I love walking there but I am lucky enough to have a choice of lovely walks some of which I can do from the house.
- It can be difficult to park and is often quite busy
- Do not live locally
- Caring responsibilities for a loved one. Lack of free time.
- Difficulty getting to the cycling path on bike from Wadhurst safely with children
- Too far to walk, too close to drive
- too busy

- It's become very commercial and in a tacky way - the Christmas events are just very poor and very overpriced and the site appears to be staffed mostly by ill informed teenagers or youngsters on gap years from university.
- Not sure why I should!
- Not enough going on there that is of interest to me
- We go to other places where we have memberships (National Trust / Historic Houses)
- I've never really thought about visiting Bewl Water
- It's a little bit too far away for me to visit daily
- Children no longer row at Bewl Rowing Club
- I live on the edge of Bewl Water so I use the path near to where I live so do not use the centre
- We walk round the reservoir occasionally but my husband is less able to have a long walk.
- Paths get very muddy in winter for dog walks.
- No need to visit
- I go for the occasional walk there, but I have many other interests in particular road cycling.
- Plenty of other local options for walking
- Live other end of Bewl so walk and enjoy the quiet landscape most days.
- Busy lives!
- I live some way away and have other options for walking..
- Terrible coffee machine!
- Tend to go to Bedbury instead.
- Roads too busy to walk there
- Not enough time
- Busy but will
- Time !!
- Do other things
- Lack of time to spend there
- Traffic congestion
- Too many other commitments
- In the past I have visited to walk or cycle around Bewl right now I don't have a need but it is of interest
- I fish there.
- Lack of time
- I walk in several different places
- Pressure of time
- I was a member of the sailing club for 20 years . I have only been back a few times since it was closed although I am a member of the sailing Association
- No special reason
- we like to cycle there, but in the winter, the paths are not accessible.
- Muddy sections around the route on wet days and often too crowded on sunny days
- Just busy!
- prefer to walk elsewhere
- Occasional walks
- I visit Bewl on local walks, but Bedbury is my preference

- Live very near, but it's busier than local walks.
- Work commitments
- Too busy
- I have been a carer for many years
- lack of time
- Very muddy footpaths in winter
- I visit when I can, I wouldn't if it was more built up
- I have too many things to do and don't have much spare time
- Cafe isn't good enough
- Too busy! But love it there
- We live more than 10 miles away
- Too busy with renovations at home
- Lack of time for walking
- Live on Bewl
- Access to paths
- It has been closed for a private event whenever I have wanted to go
- Busy life - time restricted
- Lots of places locally to go
- Cost to take my own paddleboard is prohibitive
- Don't have time to visit more often
- Busy with work- planning to go by the end of the year
- No longer have family living in the area
- Works taking place closed off areas for walking and cycling
- I'm
- Life gets busy!
- Carer and difficult to arrange cover. Will visit more often in future
- not enough hours in the day
- Path round Bewl Water not well maintained so v muddy when not summer.
- Have other things to do in my spare time
- Distance
- currently building works are putting me off visiting
- I used to swim there, but do not like the new set up
- Just one of a number of places I kayak fish.
- Distance from home
- Live too far away
- Go there to walk a friend's dog
- Available free time plus paths are not walkable during the winter months or during wet weather
- Too busy!
- Limited free time. Lots of other places to visit locally.
- Use Bedgebury instead
- I think it is a fantastic place but it takes me an hour to get there. I love it and hope that it continues to prioritise environmental issues.
- 20 minutes drive
- Away at Uni a lot
- Inadequate visitor facilities

- I live on a farm which is not close by otherwise I would visit more frequently as it is a wildlife haven which is its most important feature
- Other interests and commitments
- Getting from Benenden can be slow - Hawkhurst Crossroads! - I would certainly go more often if traffic (especially at weekends) weren't so unpredictable
- We have many other commitments and try to cram as much in as possible, which means, at the moment, we only get there several times a year but would like to visit more in future. We love the wildlife, peace and tranquillity (once 10 minutes away from the car park and cafe area!!).
- I don't get out much
- Dog poo
- I don't live close by, so have to make a special effort to get there.
- Unwelcoming
- Because I vary my dog walking paths
- I walk to bewl from Wadhurst and I can only manage it at the weekends
- High parking fee
- Not been allowed to drive for two years due to medical pricefure
- Limited swimming opportunities.
- Time available
- No longer have dog to walk there
- Driving distance
- doing other things!
- I live far away & visit Brel when visiting family
- No easy way to walk there, although I live quite close
- don't have the time for more visits
- Have never been as I usually visit nearby National Trust sites such as Scotney
- Travel distance
- I wouldn't want to park down at Bewl because of the expense but can't do long walks because of health issues so don't go down there often. Also it's finding the time
- in parts too wet and muddy for walking in winter
- Other things to do!
- Well, I've walked round it many times, and it gets kinda boring !
- own land adjacent
- Used to do weddings there
- Busy
- Tend to cycle round Bedgebury instead as it's closer but we like Bewl Water
- New to the area!
- No longer live near by
- Usually walk down to reservoir.
- Time
- Visit when time allows
- We explore lots of places
- Busy with projects
- There plenty of other places to go to walk locally.

- Lovely in summer - but difficult in winter. Also since the boat stopped it's harder to do shorter walks there and hop on boat back. You walk up - then have to retrace steps. No one has time for the full 12k lap!
- visit on KCC business
- Lack of free time
- Facilities aren't in keeping with nature. Cafe not great. Although the play area is nice.
- Plenty of other places to walk
- just moved to the area
- occasionally is sufficient as other places to visit
- Footpaths to Bewl are not great
- Too far for a shorter walk from my house
- Lack of time
- Not having enough spare time
- V long to walk all the way around, so not enough time
- no other reason
- Used to go to the softplay more but it's always in need of a clean and despite raising this multiple times, it never seemed like it was cleaned.
- Not enough to do other than walk
- Busy life.
- I like to take a walk at Bewl occasionally
- Lack of riding trails
- Logistics and time required to visit and park
- I visit on foot, and it is on one of my longer walks, so the occasion does not arise more often
- Too many walkers and horses when I cycle.

Appendix 2 – Comments made on agree/disagree statements

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- As a walker and cyclist Bewl water should be for day use and wildlife. This is what makes the whole area a joy to use for people and wildlife. The tranquility and landscape needs to be preserved as close as possible to natural environment.
- Bewl Water has over the years been a hugely valuable resource for local young people enabling them to engage in a wide variety of watersports which otherwise would be unavailable to them
- I don't mind overnight accommodation as long as the impact to the wider community is considered. What will all these people do? Will they cause noise and disturbance and litter and increased traffic? if they are just staying on the camp site it's less of a problem than if we get 10k extra people over night descending on the small lanes around them.
- There are many established holiday accommodations locally that are struggling , the need for further holiday accommodation is a negative impact on local businesses and the economy. Medically fir mental health care it is a necessity to have water actively available and areas of beauty and peace
- Bewl water is a beautiful huge area full of nature and a few tourists staying overnight will make no difference to the wildlife but will be amazing to experience
- The clubs futures need to be secured, the use of Bewl should be for everyone (within reason). Having the clubs gives visitors something to see, otherwise pretty boring due to there being so little activities compared to 15 years ago i.e. sailing, the pleasure boat trips, better catering, more accessibility facilities are required
- This is a beautiful and peaceful place that has provided people with an opportunity to walk and enjoy the nature and the countryside around. It is a haven for bird life and home to a variety of different geese, lapwings, divers and lapwings to name a few.
- Unhindered 365 day access to the water for the watersports is essential for enabling a diverse cross section of water users to be enabled to practice and develop their disciplines over the course of the week with minimal impact to the site. The current watersports facilities buildings, purpose built and funded for watersports are currently showing signs of perpetual underinvestment. The addition of retail/hire/food outlets units will I am sure secure a higher standard of facilities in the future, but they have come at a heavy price to existing watersports clubs who have in the current site management tenure have lost changing area space, access the meeting rooms and indoor shelter space in inclement and winter weather. I reason that any further development of accomodations be made away form the waters edge, where the access to the water is already strained at peak times of the year. Further development would in effect restrict access to many water users. There are already many holiday short let houses and accomodations in the local area, some with views of the reservoir.
- Should be a natural place for walkers and sailors and cyclists.
- The environmental aspects are of great importance
- Bring back the trout cages and breeding. This was good for children's education and encourage future generations to fish. The education should not just be sailing etc but old fashion sports.

- It's a joy to live so close I can visit often but it's already changing for the worst. The camping isn't so bad as it's not all year round but permanent accommodation should be avoided at all costs.
- We do not have the infrastructure and day to day facilities in an emergency around Bewl and this area of East Sussex/Kent for major builds. We have some of the poorest, if not the poorest roads in the country. A21 is highly dangerous and is pitch black at night. It floods especially around Bewl, it's narrow (especially for lorries) and has no! road markings. Too many accidents already, we all know its not a case of clear the road and investigate but close and investigate for hours, usually between Hurst Green and Blue Boys roundabout therefore filling the B roads and listed village with ridiculous amounts of cars/caravans/lorries. Which then all have fun when they meet a tractor, some are even caught driving up one way streets because they are queueing and dont want to wait. No public transport links to Bewl. Policing is very very poor. Our rural fire services some have been closed, so back up is not there if any issues. Doctors are being closed, ambulances take forever. Sunny summers we are still all in water bans. So how building a place like this help?
- An Area of Outstanding Natural Beauty should not be compromised to allow private individuals & private companies to chase profit. The reason for people visiting now is that it is a tranquil AONB with all it's environmental benefits. Allow commercial development and this will be lost immediately. So very short sighted!
- Signage at the nature reserve needs improvement to encourage responsible dog walking and control. Motor craft must be limited to protect wildlife and limit noise. Water quality has not been addressed in this survey; work required to prevent pollution
- Its best left largely to nature as it used to be but also providing sailing rowing canoeing and walking / cycling .
- We have a superb facility and environment that must be retained. We will never get it back.
- We walk through Bewl everyday aren't we lucky 👍 The camping season this year was never over whelmed even with perfect weather and had little impact from what we saw except families children enjoying the outside space With the correct management surely overnight accommodation could be managed successfully the same as local rural airbnb
- Bewl Water is a haven of tranquility attracting a wide range of wildlife. It provides an opportunity for a range of leisure facilities. My son and all his have learnt to sail at Bewl Water.
- Whilst I favour preserving the natural environment (peace, wildlife, dark skies), I also recognise we do need more local jobs for local people. Therefore, if the community consensus is to resist development at Bewl, the community/parish council should put forward alternative suggestions for developments elsewhere in our area that provide local jobs for local people.
- Provide the necessary facilities to allow a sailing club to be reestablished
- I live within a mile of Bewl water. As it is (currently) an open area, based on previous events the noise carries can heard from a distance. There would be no doubt entertainment for overnight tourists would lead to noise disruption. Daytime tourists enjoying water sport, walks and biking should be encouraged.

- There is plenty of accommodation elsewhere locally. Visitors to Bewl can come in the daytime as they have long done, there is no need for accommodation there which will add to pollution, noise pollution and environmental wear and tear.
- Bewl is a place of calm and tranquility and should remain that way.
- Why on earth is this even a possibility? Leave this area alone - it's beautiful and wild and wonderful for walks. Who gains from this? Close by is accommodation in pubs/Dale Hill golf club - air bnb etc - I'm sure they need the business.
- Although I am not very mobile and in my late 80's, 20 years ago my greatest pleasure was my daily run at Bewl and my hope is that conditions that prevailed 50 years ago in the original plan for the area, at its inception should be maintained ie wildlife protection, tranquility and facilities for local people and sailing, rowing, fishing clubs etc.
- Building overnight accommodation is inappropriate for such a rare area of tranquility in SE England.
- This is quite possibly the worst worded and most biased survey I have ever seen "Clubs for sailing, rowing, canoeing and fishing, including their facilities for children and young people, should be prioritised over providing tourists with overnight accommodation" Why can't the 2 coexist
- Bewl should belong to everyone and developed as a wildlife sanctuary primarily. If there are parking charges they should go to benefitting the Bewl estate
- Let tourists stay in the nearby villages don't ruin the local environment
- Bewl Water is a unique resource for wildlife and people. It should be protected from development, especially overnight accommodation, which would fundamentally change its character. The development proposals put forward to date prioritise personal financial gain for a tiny number of people over the interests of the wider public, wildlife and the environment.
- None
- It is a haven of peace and beauty in a troubled world and contributes hugely to the quality of life and mental health of countless people., including children. To introduce the wrong sort of tourist attractions-including developing overnight facilities, would have a seriously negative impact.
- This is a wonderful resource for people of all generations and all social status. There is something for everyone here. I and my family have enjoyed it all my life. It needs to be preserved for all to enjoy. The activities there are inclusive at the moment and need to remain so.
- We know today that being with nature is so important to mental health of all humans. This is a beautiful area in aONB protection. So why start building hotels etc? People can walk or cycle or drive very easily from accommodation close to the reservoir. We love to hear the owls, bats and calls of [REDACTED] n foxes. And daytime water birds thrive here. It is so lovely for people to walk amongst this after a busy working week in the city. A place for all of us to unwind.. we don't need the Costa brava effect. Hotels etc bring noise and alcohol in the evenings. And rubbish starts to accumulate on the footpaths. Sewage disposal? Once permission is given where will it end??
- It's a beautiful water and area. Then why turn it into a resort for people who do not live in the area?
- The part which is already the Nature Reserve should keep its status quo. Not sure that all should be a Nature Reserve, as there are many other uses for it eg sailing, fishing

- I hope to be able to visit Bewl more frequently now I am fully retired. I would be very appreciative of better public transport links and availability.
- It is the most amazing place we have. Completely surrounded by very busy roads. Please let's keep it the tranquil place that it is. Leave the accommodation plans to the many local holiday let businesses in the area. They need it.
- Wildlife should come before us humans as we appear to put our needs and wants before them at every opportunity despite it being their habitat.
- difficult balancing act but as long as all the sailing, rowing, overnight accommodation etc. is down one end, as now, then that still leaves a lot of Bewl Water for nature, wildlife etc. It needs to be place for nature and people.
- Providing facilities and opportunities for people with disabilities to access the water through sailing, canoeing, rowing, fishing cycling etc is also extremely important.
- I have been working at bewl for last 2 years on the dam. That amounts of light around the lake is so bad. How ever from bewl main site hardly any why is ??
- The natural environment of Bewl Water should be retained and respected as one of the few remaining undeveloped areas in the SE. Do not build accommodation or hotels on the waters edge, do it elsewhere if necessary far away from the water.
- I was so disappointed when the sailing facilities and courses closed many years ago. I used to enjoy meeting up with a group of people learning to sail and using the club's boats. I sincerely hope these will start again to give more people like me, who cannot afford their own dingy, the opportunity to sail at such a wonderful location.
- This should be kept as a sanctuary for wildlife. Too much of our natural places are being destroyed by and for construction. Plenty of buildings in different places that need restoration can be used for accommodation. Please make it a top priority to keep it for wildlife and leisure - a place of tranquility and calm for everyone to enjoy... Do not turn it into a campsite... I live right near one - it is noisy and detrimental to the area.
- I would really like to be able to fish from the banks. (NOT FLY FISHING) I dont see why its not allowed
- Here in the Wealden area there are already many places for tourists to stay eg glamping and camping sites as well as holiday parks. Bewl Water is primarily a nature reserve and is one of the few places left for the public to walk, cycle and exercise dogs in a traffic free area.
- Nice place that should be preserved properly.
- These seem like slightly loaded questions, but I will see how the rest of the survey goes. It seems designed to make consideration for overnight stays in opposition to nature but does not do the same for sports or daytime activities. I am neither particularly for or against overnight stays, but I think daytime things will inevitably improve if there are more people to consume them.
- Bewl Water must develop to survive and provide facilities to ALL users, not just local. Only a commercial operation can achieve this.
- It is outrageous and very sad that an AONB could even be considered for any profit making enterprise let alone overnight accommodation which will immediately destroy every aspect of the AONB and therefore negate the very reason tourists visit. Why can accommodation be developed in the villages around the Bewl Water. This will protect the Bewl Water environment, allow easy access for visitors and help to regenerate the many village communities.

- Overnight accommodation sensitively done is fine as it's such a large area. Food offer needs to be massively improved. More frequent rowing/ sailing options for educational groups... and groups for the elderly. Walking needs to be encouraged.
- There is no reason why accommodation for tourist shouldn't be developed along side the ethos of preserving the natural environment. Providing a quiet, low light, low noise experience for tourists while educating them about the importance of this to an environment like Bewl, can be a draw for tourists looking for an eco friendly break. The revenue brought into Bewl and the local community would be of great benefit but on the condition the development of Bewl is handled with the environment in mind. See The Knepp Estate.
- Bewl management seem to be cutting costs, which is evidenced by the lack of rangers that are there to ensure the safety of water users and the public that visit to walk around the reservoir. There are not enough toilet facilities for the campsite and users are now permitted to use the facilities at the Boat House, which presents safeguarding issues for clubs that have vulnerable adult members and children.
- Bewl should be preserved and looked after by people who are guardians of the land for the generations to come. It should not be used as a wealth generator for unscrupulous business men and women who are only after money.
- Bewl Water is an area of outstanding natural beauty and should remain so. The purchasers of the park in 2016 promised to work closely with the existing sailing club.....and look what happened to that! Since 2016 it has moved towards becoming yet another theme park. There needs to be a balance between commercialism and recognising and retaining a wonderful landscape. Fishing, rowing, sailing, walking and courses for all ages of society to enjoy in peaceful surroundings. I would accept a small amount of new, sympathetically built accommodation but only on the basis it was used for "in house courses" in the disciplines mentioned earlier.
- Bewl is a local resource for the local people. This was agreed by Souther Water prior to the building of the reservoir 50 odd years ago. Without this understanding the compulsory purchase order would not have been granted. It seems to me the spirit of the agreement is under threat with developers looking for personal gain as opposed to the interests of the community which were meant to be protected when the compulsory purchase order was granted.
- It is imperative that we protect Bewl and its environs. This is a wildlife haven in an area that is becoming rapidly over developed. We are driving our native wildlife into smaller and smaller areas putting them at risk from the fast and busy road networks in the area and the loss and disturbance of their habitats means we must protect areas like Bell at all costs. Bewl is no place for yet more frivolous human habitation. Leave it to our wildlife and its existing services.
- It has always been a lovely nature space for wildlife , walking etc.
- Popularity for these places should be taken into consideration and how best they can offer and cater for people who want to visit for longer than a day and experience everything it has to offer. I also feel local job opportunities should be encouraged rather than squandered.
- I think well managed eco tourism is acceptable and if it can be used as an educational tool to be encouraged. I stress 'well managed'
- Before Bewl Water the whole area was wildlife
- I think so much could be utilised and offerings expanded whilst maintaining nature, dark skies and the traditional water sports as the core ethos.

- Open up to course fishing
- Many many years ago the then Commodore claimed ,when Southern Water decided that the banks of their reservoir weren't part of their 'core business' , that whoever bought the lease would want to create a ' centre parks type ' facility. How prophetic. Interesting how S W forbid open swimming but this is now ok even though no showers as present leasees decided not needed (bluegreen algae) or use of the water by folk who did not have club membership or appropriate competency quals. but now they can. Used to have wardens , risk assessment and safety standards , not any more. Just lucky so far.
- Noise pollution from Bewl on summer evenings is already bad and should be reduced. Day visitors to Bewl should be encouraged - for the appreciation of nature, and for non-motorised water sports, cycling, walking, bird watching etc. Overnight accommodation should not be developed in order to preserve the natural beauty and peace of the place.
- Bewl Water should be a protected natural environment and it should not be commercialised for profit. It should receive grants to help maintain the site and protect wildlife.
- Wildlife and environmental habitats should always be prioritised over commercial development
- Bewl covers a large area and there is scope to enhance facilities without disturbing the local wildlife.
- The pressure on any beautiful place in the Kent/Sussex is already considerable owing to population increase, and providing overnight accommodation risks further commercializing the reservoir and jeopardising the very essence of peace in nature that is so precious to local town dwellers and countryside people alike.
- Some noise will happen during the day to allow for activities, but none during the night.
- I use bewl water numerous times a week. It SHOULD NOT be made into a tourist attraction and hotels are not welcome.
- As in the past, the recreation side adds to the importance of this beautiful important man-made reservoir as long as it is carefully managed, as in the past.
- Bewl Water should be preserved for the wildlife and education in relation to and to also maintain water sport facilities for youth groups and adults to promote water safety and sailing skills.
- Don't spoil rural countryside with cement!
- We live near and love Bewl. It is firstly a water supply which we paid for. Leasing the grounds may have been financially a good idea. However, the person that it was leased too, had only their financial interests at heart. In this climate of looking after our planet, whoever is in control ultimately should bare that in mind for any plans for the future. Our children and grandchildren have played in the playground, one of the first of its kind. Learnt to windsurf on taster days. The sound of occasional concerts/ fireworks are not a problem. Overnight stay probably not a good idea.
- I am very concerned about the idea of damaging our beautiful nature around bewl water that is enjoyed by local residents. There is fantastic biodiversity in bird life etc and to preserve this must be the priority, I am strongly against any further development or building work around bewl water.

- We need a balanced approach to develop the tourist potential of the site, so allowing people access to countryside and open space that due to their economic situation they do not have, with a respect for wildlife.
- Your survey seems to be structured in such a way that you want to 'steer' respondents into giving the answers you are looking for. You need to remember that Bewl Water was only created 50 years ago. It is a man-made facility. It is not a historic site that warrants preservation. Why can't the owners provide overnight accommodation to help with the economics of the estate? Additional visitors to Bewl will have a positive effect on the local economy and I feel that this aspect is being ignored in favour of the 'nimbys' who seem to constantly object to anything that could enhance Bewl Water.
- This is a nature reserve, lets keep it that way. Light and noise pollution would be detrimental to wildlife and gulls.
- If small-scale overnight tourist accommodation does not interfere or detract from preserving Bewl as a wildlife and nature reserve, nor detract from providing leisure activities for the local community, then I would be less opposed to thoughtfully-executed overnight tourist accommodation.
- The water itself should be the top priority in terms of purity and available volume.
- Please stop the damaging development of this important asset to nature sports and well being
- Overnight tourists are more likely to explore the wider area and so visit shops/pubs/restaurants Daytime only tourists just go home at the end of the day and have no incentive to explore Sadly Wadhurst Parish Council is run by people who want to destroy the village community rather than support measures that would help it thrive
- The provision of socially engaging activities for young people is a core imperative of any community. Provision of overnight tourist accommodation would do nothing to benefit local residents, local wildlife, nor local business. It would largely benefit a single business rather than the wider community who benefit hugely from our local sports clubs. The sailing and rowing clubs need to be improved and access broadened.
- Bewl Water is a local treasure and one of the draws to the area. It should be welcoming to the public for relaxation and leisure. Building any accommodation on its shores is likely to start a presidence and if the tourists don't use it it will likely be sold off privately.
- What provisions are being made to support local rowing/fishing/sailing etc clubs if the 'overnight accommodation' (clearly a flippant way of saying hotel) takes over their offices? What steps are being taken to safe guard local horse riders who would like to use the poorly maintained bridleway and permissive paths from the extra influx of walkers/cyclists/runners that will be using them if 'overnight accommodation' is granted.
- It is important to improve accessibility to and from bewl water. Overnight accommodation is limited in the area and is a huge attraction for visitors. The money spent locally by tourists is extremely important and essential and this should not be seen as a bad thing. There are sustainable ways to have more accommodation and transport links whilst sustaining the beautiful landacape
- The loss of an active sailing club and RYA training centre close to London and located within the South East would be a massive loss of amenity to the area.

- Daytime activities as long as not motorised are compatible with wildlife. If any proper commercial appreciation would suggest this is a good market to be prioritised
- A great place to walk and introduce people of all ages to wildlife.
- I don't think the area has the infrastructure for tourists at Bewl - the A21 is already very congested even in non peak times.
- There is plenty of tourist accommodation in the area. Why spoil a truly tranquil haven for wildlife for individual profit?
- Surely there is room for both - clubs and overnight accommodation. They could work together to benefit both
- Bewl is a place of beauty and an important haven for wildlife. Great place for daily activities for families. Great place for water sports and and training. Overnight accommodation should not be permitted as this would turn it in to a tourist hotspot and ruin the tranquillity and beauty. More bins and benches/ picnic tables needed.
- Bewl is a lovely peaceful place,
- I love Bewl water but from Granny's point of view it would be good to have a little more for children to do.
- small amount of new overnight accommodation centred around current buildings is no bad thing, and would give the opportunity for folk to experience nature in the night time, but should not be a pre emptor to further development in the future.
- Whilst I don't go to Bewl Water often, my children and grandchildren visit frequently when they come to visit me. They enjoy the current facilities and either walk, run or cycle around the perimeter.
- Any noise pollution and light pollution created at Bewl travels a very very long way and is extremely disruptive to wildlife and people alike.
- Parking charges are ridiculous. Who would pay £4 for one hour!! There is no pay price for two or three hours which would allow for a walk and a cup of tea. More would visit and pay if fees were more realistic. I dont mind limited overnight accomodation using existing buildings and maybe one to four more but no more.
- There should be no accommodation at Bewl
- The bird populations should be in a SSSI and protected from harm (direct and indirect) The ancient woodlands need more protection
- Please don't ruin Bewl Water with commercial development. It is a wildlife haven and must be protected as much as possible - PLEASE
- Bewl water should be preserved for what it was intended for. A tranquil place for people to enjoy in peace & quiet whether that be walking, cycling or water activities. It was never intended to be a tourist attraction. Overall it was intended to be a haven for wildlife and people alone. The surrounding area was never intended to become a commercial enterprise on the scale that this proposed development would bring.
- Sailing is a beneficial skill/hobby/outlet for local community vs overnight accommodation which will result in only temporary interest from passing trade
- It was always build with the view that locals would benefit from its existence. Sailing, rowing, fishing, water activities and an area for anyone to learn & respect water & its associated activities should be a top priority. I am someone who grew up with parents farming this land before it was flooded! It was a great place, let's hope it stays that way!
- I find the line if questioning loaded against Bewl Water Bewl Water is a place of outstanding natural beauty, but keeping it that way requires ongoing investment.

Given its rural location, a carefully managed and limited introduction of high-quality overnight accommodation would have minimal impact on local residents while helping to generate essential income for the site's upkeep and wildlife conservation. It could also bring much-needed footfall to our village, where many local shops are struggling to stay afloat. I feel that objections to such a modest and sustainable proposal are backward-thinking — surely we should be looking for balanced ways to support both our local environment and our local economy

- I have lived in Wadhurst for 25 years. I use Bewl at least once a week for walking, more frequently when running. In the past I have regularly cycled at Bewl, I have also owned 2 sailing dinghy's whilst a member of the Bewl Valley Sailing Club, where my children have all learned to sail.. Since Southern Water transferred the lease to a private operator, rather than leasing directly to community sports clubs and smaller leisure operators, there has been a steady erosion of support for community leisure activities at Bewl. Which is contrary to the original Parliamentary legislation that allowed for creation of the reservoir. Sailing has reduced and more commercial activities have increased, to the detriment of the environment. The current leaseholders have no interest in improving the environment, or sustainability at Bewl - as exemplified by allowing the testing at Bewl of a commercial hovercraft over a 3 month period earlier this year. Any further development of site will continue to be detrimental to the environment and the interests of the local community - despite any apparent environmental credentials, which will no doubt prove over time to be green washing.
- All of these questions are biased and binary... Surely there can be a balance where tourism and wildlife can be protected side by side. They are not mutually exclusive. There are many young people and families, living in less privileged areas, who would benefit from access to the countryside around Bewl water and the joy of staying overnight in 'the wild'. The objections to accommodation appear to be based on nimby-ism, resistance to any form of change, and a sense of entitlement. Let's share our surroundings for the benefit of all.
- Please don't privatise our lake! It's such an 80s era movie villain thing to do!
- Bewl Water was a firm favourite with my grandsons (now grown up and living elsewhere). It should remain unspoilt as a nature reserve.
- Whilst the camp site there is a good addition to Bewl, permanent overnight accommodation would interfere with wildlife using the area as a refuge and disturb the tranquility which is Bewl's appeal.
- Bewl Water has always meant to preserve nature and offer people the opportunity to walk, cycle, ride around and enjoy the natural surroundings and nature, NOT to be turned into a busy, built up hotel complex producing excessive noise and disturbance to the natural habitat. I strongly oppose to any further development to this wonderful area.
- There is no need around Bewl for additional over night accommodation/holiday lets or anything else that goes under a similar name. We should stay with the original purpose.
- The reservoir should be a wildlife reserve with leisure activities that do not impact on the wildlife.
- Summer childrens activities were very noisy and must be kept to only one area and not be allowed to spread out

- While there are a good number of attractive outdoor facilities and camping grounds there are very few large bodies of water in the south east of England. For this reason alone it is crucial that this resource be used to its fullest extent for water based activities rather than as a tourist attraction and Christmas playground.
- Bewl is an oasis. Please do not do anything to drive the birds away. It is wonderful seeing flocks of over 100 geese beside the water.
- Southern Water, who cannot manage their own sewage pollution and failed to invest in new reservoirs, certainly should not lease Bewl to a company that has profits as their main goal. Instead it should be managed like Bedgebury with a public body and good balance of private and public interest. Having said that they have, so unless the government intervenes it's difficult to see what can be done to stop Elite basically behaving badly. They should be forced to reinstate sailing and fishing and other watersports in return for any tourist development, which if the latter is managed well can also aid local people. Certainly they should reduce the rents they raised, desist with trying to sabotage Friends of Bewl and apologise.
- This is an area of outstanding natural beauty. It is also a wildlife corridor. Nature is already struggling as more and more houses are built. Having overnight accommodation there would have a huge impact on our wildlife.
- That's it!
- Don't ruin it by following the example at Bedgebury.
- I think the main attraction of Bewl is its natural beauty and wildlife even though it is man made. I think there is space for tasteful tourist development but think this should not negatively impact the natural beauty and environment of the area.
- Make the cafe nicer - always a bit naff! Some events also tacky. Be more Bedgebury.
- Once overnight tourism begins it's a slippery slope as to expansion of the area into something that damages the natural habitation and wildlife and a loss of a peaceful sanctuary for many.
- I live on the round Bewl route. It is poorly maintained and there is only one warden. The residents have to clear up litter, rescue people who get into difficulties and provide toilet facilities, water and even lifts back to the visitor centre. They do not enforce seasonal closures on part of the route and the resulting degradation of the paths is causing incursions into the nature reserve.
- I believe it should be possible to provide limited overnight accommodation that brings in income but does not spoil the beauty and tranquility of Bewl. It would need strict rules for those visitors and careful monitoring.
- Far too busy at the weekend with families from out of the local area. Would much prefer a local membership type scheme.
- As a regular sailor at Bewl I feel the focus of the current owners does not support sailing. Since losing our club house and good shore base facilities it has been very difficult to attract new members or encourage families to sailing.
- It an oasis of the countryside and should be preserved.
- Bewl should be awarded the correct protection and be without development that could impact nature and the beautiful tranquility.
- I have no personal connection to any business at Bewl water but encourage and respect any businesses that are brave enough to invest in trying to bring more people to Bewl and the surrounding area.

- Loaded questions. Obviously the person who put the survey together has never been to Bewl in the evening. All night pollution around Bewl comes from residents.... the ones complaining about any full infrastructure improvements.
- Noise travels very easily across the water. Events held at Bewl can be heard for miles around.
- Signage for walkers "you are here" and directional arrows need improving.
- I think approval should be granted for high end & discreetly positioned overnight tourist accommodation. (i.e not ranks of static caravans). The most interesting bird life such as ospreys are migratory. The wildlife reserve is sufficient re the existing birdlife. Personally, I think permission should be given for one off events such as powerboating which would be a great spectator event and could bring in much needed revenue. An "end to end" time trail event.. Most of the time Bewl would be very quiet as it is now.
- Any form of development will encroach on the wildlife, pollute the waters, erode the banks and, basically, kill. The place is beautiful, irreplaceable, a haven for day visitors, water users and, most importantly, a sanctuary for wildlife. The trouble with developments that promise to be "sustainable" is that there's no such thing. Once you remove something in the natural world, it cannot be simply put back. Re-wilding projects take decades - and a LOT of money. In any case, think it'd be the thin end of the wedge; once one thing has been established, there's always an argument for more. People's behaviours cannot be controlled or predicted. Some might come to experience nature and feel at one with it, but some will have our of control dogs off the leash, killing creatures and, possibly, out of control children throwing things into the water or destroying woods. In fact, adults themselves may behave badly; fires, barbecues, drink bottles and cans used inappropriately and abandoned may damage the area - and we haven't even mentioned the impact of NOISE on wildlife. Light pollution, water pollution, noise pollution, selfishness and maybe just lack of knowledge about the Country Code will have an impact - and it's not a good one.
- There's enough accommodation around the bewl area for people to enjoy bewl for a walking / cycling / sailing holiday . We do not need more on site accommodation . Keep it peaceful for the locals the use and enjoy
- This is a Nature Reserve lets keep it that way. Light and noise pollution would be detrimental to wildlife and gulls.
- Stop trying to give away our children's future.
- There are increasingly fewer places where nature comes first on our island which is one of the most nature depleted in the world. The tranquility of Bewl as a place where nature comes before the pursuit of profit must be preserved. For all the many people who gain from the peace of Bewl as a place to help their sense of wellbeing it is an oasis. Destroying this for profit is an act of vandalism.
- Keep all the activity down one end, as it is mostly at the moment. The rest of the reservoir can be tranquil.
- Whilst I agree that tranquility should be preserved and Bewl should be preserved as a nature reserve there used to be occasional Summer Concerts with fireworks which I would support in the future
- This is protected AONB/National Landscape - what is the point of having these designations if they can be chipped back - it will actually result in a diminution of the value of the site

- I no longer work at BEWL but did for many years. This reservoir was created for water supply but full consideration was given to Conservation, Access and Recreation interests - under previous acts and as later embodied 95 Environment Act and 91, Water Industry Act Code of Practice for Conservation, Access and Recreation (CAR) both during development and subsequent management by Southern Water up until the 2007 lease transferred the management of these interests to the tenants. It was accepted that the creation of reservoirs can have a major disruption on the flooded valley and surrounding land and local aero and it was deemed essential that the organisations responsible for this disruption gave back to the community the assurance and proof that these interests were not only safeguarded, but also managed in a manner that allowed all to flourish despite the conflicts that could exist between them. Whilst desirable to cover its own costs, the running of the BEWL Estate was not regarded as a money making venture. The balance of the CAR interests was a demanding exercise requiring an understanding of all interests and a willingness to engage with all who represented any of the CAR interests as well as local residents, communities and adjoining landowners. Representative group meetings took place routinely providing a forum where both existing interests and the relationship between them, as well as new proposals could be reviewed or discussed, and such meetings played an important part in the decision making process. Mistakes were made from time to time but the process of trialling new proposals with a willingness to discontinue the trial if they proved detrimental to the existing CAR interests was essential. Leasing the estate and interests out in 2007 introduced the profit making element which so evidently has had such a detrimental effect on many of the existing access and recreational (including educational) interests and continually challenges the conservation / environmental interests with the threat of irreversible damage ever present. The loss of the sports council funded water users clubhouse and the lottery funded outdoor centre, both created to enhance 'access and recreation/education' would be lamentable and damage to 'conservation' including biodiversity, landscape, and night skies would not be acceptable.
- use of the lake for sailing is my priority
- Important nature and animal considerations must be respected and protected
- Need to find a happy medium for everyone to enjoy bewl
- Action by the authorities to protect Bewl Water needs to start now.
- I strongly agree with improvements to the sight as long as they are done in a very sensitive way. I strongly disagree with wasting vast amounts of parish funding on legal battles the parish council should work with the land owners to make a good environmentally friendly plan that will benefit the local parish's economy.
- There are generations of wildlife that inhabit that area and distorting the area to suit a financial benefit will effect many species of birds and animals
- The protection from light pollution is particularly important. This area is exceptional for star gazing and the northern lights over Bewl recently were beyond belief.
- It was built by flooding beautiful countryside, but it also created beautiful countryside that benefits everyone with it's access. Let's keep it that way.
- How would this be different than Leeds castle which has the same sort of accommodation? Surely there can be rules put into place which would be monitored
- Although i do not visit at present due to having limited free time, it is important to keep such areas as tranquil settings.

- Bewl is an incredibly important nature reserve and absolute priority must be given to the preservation of nature and not compromised in any way by any additional human activity.
- Once the integrity of this very special place is lost it is lost forever. The changes proposed will inevitably adversely affect the wildlife in the area that is already under threat. It would be a travesty if this was the legacy our generation left for the next and an inditement on us all. All this to benefit a few at the loss to many.
- The environment needs to be environmentally friendly at present it lacks any rustic charm
- I've used Bewl for the last 50 years and it a great facility locally We need to protect it from development and spoiling this countryside retreat
- Can you share or explain where we can see the leaseholder consultation to better understand what they are proposing. The Sailing Club Restaurant is a completely wasted opportunity, In Germany or Scandinavia this would be a thriving facility.
- Sport on a reservoir is more important than holiday accommodation.
- There is enough accommodation nearby. Adding more will ruin the all round beauty and appeal. This is clearly a money grabbing scheme and not what the areas needs.
- I appreciate what you are trying to do and I fully support keeping Bewl like it is but your questions are very biased
- Bewl is a shared, natural space - and shared by both people and wildlife. It should be protected and preserved for nature, not turned into a source of profit for a corporate entity.
- Using you own paddleboard on Bewl water should be free, especially given parking charges
- All reservoirs should be nature reserves/ national trust
- Bewl Water should preserve it's tranquillity for wildlife and be allowed to continue with quieter pursuits on the water, as is the case at present.
- Most reservoirs close at night for safety and wildlife, why not this one?
- Who is trying to wreck Bewl Water ?
- Wadhurst should help bewl water. Meet in the middle. Or wadhurst parish council should buy it. Rather spending thousands on appeals etc
- Provision of overnight accommodation will mean additional traffic on a part of the A21 which is already congested and prone to accidents where drivers do not respect that wildlife also lives nearby, so further increasing the chance of roadkill
- More free access for recreational activities to the Flimwell end of Bewl should be permitted. People should be allowed to kayak/paddle board/swim at their own risk. Tourist overnight accommodation can be built in an environmentally sensitive way, surely?!
- Risk of noise pollution should not stop daytime activities
- The club house at bewl water should be preserved to enable sporting activities. This is a very important local facility which should be used to enable all participants in water sports to be able to engage fully with these activities. Bewl is an extremely important habitat for wildlife and should not be overdeveloped
- I'm not aware of the extent of overnight accommodation being planned. But overnight accommodation already exists in the form of camping which seems to work fine. Surely there is enough space at Bewl for everything currently there to continue and also expand the overnight offering to encourage more usage and visitors. As a

local business owner more customers sounds great to me. As a local resident and visitor to Bewl however I'm put off by having to pay to park. I think the Parish council should be spending our money on improving the village centres, roads and doctor surgery!

- The reservoir came into being to provide water for the Maidstone area and gradually to a relaxing, tranquil in natural surroundings 7 a habitat. An oasis of calm and quiet. S Water has funding problems a result of imprudent financial management & required immediate injection of finance. The board was fully aware of what would happen by giving a develop company carte blanc, the chickens have come to roost. It is shameful to reduce this quiet haven to which many people come from afar to a glorified housing development & possibly theme park. All involved should be ashamed. We live in an age where it is difficult to find such tranquillity & live with nature in the current world where stress & mental illness is said to prevail. To make an impact politically you need funds. Too achieve this you need grants etc and to this end you should consider becoming a charity. The lodge's appearance is totally out of character more becoming of the prefabs built in the 1940's A memory of a farmer in tears in late 1970's when the bulldozers wrecked his field of wheat a few weeks from harvest time. At least the result was for the common good, these proposals are not.
- Having enjoyed the previous ethos of Bewl under Southern Water my wife and I find the commercial aspirations of the succession of private landlords very disappointing.
- Bewl has been a recreational centre for decades, primarily as a centre for those who wish to enjoy its wildlife and natural opportunities in peace and tranquillity. It has also been a superb area for those who enjoy water sports. Many years ago, there was a thriving active Sailing Club which has gradually been decimated by recent owners. My children all learned to kayak here; some learned to sail. Guides and Scouts came to experience a variety of water sports and camped for weekends. The erosion of these activities has done nothing to enhance Bewl's attractions for the outdoor enthusiast and recent applications have suggested a move even further away from its status as an important natural resource and towards a purely commercial interest.
- Access to Bewl water is too limited. We should have the right to use it for swimming or leisure activities where ever we want, not just in dictated areas at certain times. Please look at the right to swim campaign.
- Preserving the scenic beauty, dark skies and natural environment of the Weald should be an absolute priority in this era of unsustainable environmental degradation. Short term economic growth should not be at the expense of what little pristine countryside this country has left.
- The outdoor opportunities provided at Bewl are invaluable to young people and crucial to their wellbeing
- Needs more seating to appreciate the wildlife.
- Parking is too expensive, should be free
- As a family we used to belong to the sailing club. It is a beautiful space and should be accessible for people to enjoy whilst respecting nature. We were also lucky enough to camp there for a week for several summers. Overnight stays need to be restricted/ managed so they do not spoil beauty of environment.
- The current users of Bewl both on and off the water go there because of the peace and beauty. Once overnight tourist accommodation is allowed this will be lost forever. Sound and light pollution transmit very easily over open water and the whole atmosphere of the place will change to the detriment of current users

including the wildlife. Prioritise peace and beauty (increasingly rare in our society) over profit.

- I want to be able to swim there for a small price in the summer months.
- It would be useful if you specified exactly what the plans are. I'm under the impression that it's just 1 or 2 airbnb type apartments only, which I don't think will really affect anything. I think this survey is a bit useless unless you can be sure that the people responding are actually aware of the true scope of the potential changes, and haven't just been riled up by local nimbys. If they're bulldozing the nature reserve and installing a drive through McDonald's and a premier inn, then that's one thing. Changing an existing shed into a BnB is quite another.
- There should be no more tourist accommodation allowed and every effort should be made to preserve and enhance the environment, including Dark Skies accreditation.
- If overnight accommodation is allowed around Bewl then there will be parties with noise pollution, light pollution will happen and people will litter even more than they do now. Who would control visitors if they played loud music, keeping locals awake late at night, scaring the livestock and wildlife or getting drunk and going swimming in dangerous mud flat areas and drowning? This proposal is about the leaseholder wanting to profit off of the site and is not in the best interest of the users or the locals.
- I consider that Bewl Water is a thing of beauty and is already over developed
- Daytime activities only! Safety and Wildlife come first!
- I think the voice of nature needs to be considered carefully as the public often don't understand how their behaviour impacts on nature and the environment
- Bewl is in an area of outstanding beauty a place to go to for peace and mindfulness if more holiday huts or tents or whatever holiday accommodation that will be more noise and air pollution more cars more rubbish there are other camp sites locally to Bewl we do not need a hotel or Airbnb more than what is on offer at the moment. The cafe does not even provide local resourced ingredients for meals keep Bewl as a wonderful nature area full of wild life and peace
- It would be open to abuse of noise at night and leaves boats that are there vulnerable to be stolen and vandalism. The natural creatures habitats are also at risk!
- Bewl is a beautiful, tranquil area. It should be protected.
- To preserve and enhance wildlife protection and to preserve dark skies is a very high priority and should be.
- Parking facilities are expensive and should be better value for local residents or regular users. At Bedgebury there is an annual fee for parking which creates best value for the people who use it the most.
- Bewl is very special and commercial development is inevitable. A sense of vastness and adventure were childhood memories from Cousley Place. Teenage years rowing 8's and 4's, January to June grew a connection to raw nature. Training for ambitious cycles, swims and runs were for our twenties, which leads us to today. Gentle pub walks with friends, dogs and toddlers in tow show how the wildlife is Bewl's rock base. Please prioritise this above all else and maximise commercial projects that build generational appreciation for this delicate special place.
- Priorities should start with wildlife, next should be activities & sports, finally should be tourist accommodation.

- Should be left as quiet as possible overnight. However, isn't this a bit late as permissions have already been given for overnight accommodation and camping. Conversion has already started on the old fishing lodge.
- It's a gem of a local asset, walking around Bewl facilities could be improved and maybe a separate cycle path, the elderly struggle in some areas. Picnic areas improved too.
- Our children benefited greatly from learning to sail at Bewl. I also achieved RYA level 2. Just a great place for birdwatching, exercise. A green space not to be spoiled by commercial exploitation
- Bewl should be preserved as it is, not developed any more than it is, wedding venue is a great asset but not used for tourist accommodation. It is a beautiful area that needs to be carefully managed for the wildlife and also for people to enjoy the water and surrounding walks.
- Bewl Water can be enhanced and still do all of these things. They are not mutually exclusive. By trying to make them so and by trying to divide opinions you will guarantee the failure of this lovely site. Bewl's future depends on growing and getting better. Standing still will not help the site and the division being caused by the council is counter-productive and time wasting to all.
- I would like the changing rooms in the boat house to be preserved.
- The reservoir is an amazing local resource that's sadly not being fully utilised to enhance the lives of people both locally and from further afield. With its natural beauty and peaceful surroundings, it has so much potential to offer more. Adding facilities such as accommodation would allow more visitors to enjoy and appreciate this wonderful area while bringing positive benefits to the local community.
- Bewl should have no further development.
- Maintaining a suitable habitat for wildlife around Bewl Water should be upheld at all costs. It is a wonderful location that all may enjoy without endangering the local wildlife.
- Any more influx of tourists will have drastic effects on local traffic; the local roads and settlements were not designed with such quantities of traffic in mind. It is already getting difficult travelling around from village to village especially at rush hour through linear settlements such as Wadhurst and Ticehurst.
- Parking charges make a visit very expensive and there has been no reduction in the charge whilst the disruptive and unsightly works are being carried out. It would be good to clear some of the vegetation so that the lake can be seen from the foot path around the reservoir
- I don't know what the 'agenda' is here - but I'd be against any property development. It's a beautiful facility which we used when our kids were young - sailing and windsurfing etc. we visited the playground and for many decades walked round it regularly.
- I believe in a stewardship model. We should preserve and improve the facilities to ensure it is maintained for future generations. I also believe the education is important.
- If sports and overnight facilities are done in a sensitive, environmentally friendly way, they could happen with a nature reserve. But nature must come first!
- It's value is in nature preservation and not in becoming a theme park
- The water industry should never have been privatised.

- I live locally I walk there daily My children enjoyed the sailing courses throughout their childhoods and needed to use the sailing club, obviously. My son was a member of the rowing club and used the facilities twice weekly for ten years. I would be devastated if this was not available for future generations of young people
- Bewl water should be allowed to increase their revenue through overnight accommodation. Restricting numbers and having strict rules in place as many campsites do ie : lights out and no noise after 10pm will help minimise any disruption.
- Sports facilities are vital for physical and mental health - especially young people
- We visit every day at about 6am (there is already light pollution from one of the cottages on Rosemary Lane it is so shocking. Why can't you embrace the beauty that is Bewl as it is?!
- It is a nature reserve not a holiday park
- We are losing dark sky areas. Bewl should be protected. If we lose Bewl's dark skies, other places will follow.
- Do not ruin what we have!!
- The A21 from Blue Boys to Bewl is already over-congested with traffic so any development at Bewl Water increasing traffic accessing it is to be avoided unless/until the A21 is improved.
- Any improvement to Bewl Water should be seen as an improvement. More tourism and footfall to Bewl Water will also help the surrounding business. Bewl Water should not be prevented from improving its facilities and therefore securing its future. Unfortunately, sailing and water sports are on the decline and businesses need to diversify to help prevent closures. This should be encouraged!
- I have no objections to further development in Bewl in itself. However, the existing rights of access to the lake (for sailing etc) must be maintained and in many places improved - it is already too restricted. The sailing club & facilities should also be preserved; they are much more valuable to residents than additional tourist housing.
- In the southeast of England, even in the Weald, such an expanse of water in a protected landscape context is unusual and special. To conserve as it is, for the use and benefit of the local communities, had to be of utmost importance, far ahead of development for financial gain
- Bewl water should be used for wild life walking and sailing with boats having auxiliary power for when the wind drops but no high powered boats that would disturb wild life
- Bewl Water is a wonderful asset for people, particularly local people, providing for a wide range of interests, walking, bird watching, cycling, sailing canoeing and rowing . To provide accommodation for overnight tourists goes against the original aims of the reservoir and the development required will fundamentally change the character of Bewl. Elite will probably make more money from their proposed ventures and will actively discourage the traditional activities, as they have already done with the sailing club.
- There clearly needs to be a balance between wildlife, activities, tourism and tranquility. Those living near Bewl of a certain age naturally want tranquility and quiet activities. Those with young families want thriving activity options. For them to thrive we need tourists.
- Sympathetically done, I feel the overnight accommodation could work. It could provide funds to maintain the landscape and update the current facilities which

would enhance the area. Overnight accommodation should be limited in number and built in existing areas where camping is currently allowed.

- Bewl Water is a major natural resource for the area, which should be hauled into the 21st Century as regards visitor amenities. It doesn't seem to have progressed much beyond the 1980s. There must be a huge business opportunity to be exploited here, albeit with strong environmental controls in place.
- I'm reminded of the Joni Mitchell song 'Big Yellow Taxi' - "Don't it always seem to go, that you don't know what you've got til it's gone. They paved paradise and put up a parking lot". Bewl is a beautiful place for nature and tranquility precisely because it is undeveloped. Please don't allow commercial interests to destroy it. Thank you.
- As the nearest residential property to Bewl Water I regularly go for a walk to enjoy the quiet surroundings. Any overnight disturbance from future proposed tourist accommodation would affect us as the lighting would shine into our windows. Now that we have leaf fall, the vehicle headlights at evening already shine into our property and any overnight tourism would increase vehicle movements. The noise disturbance from overnight tourist accommodation would greatly affect us too. At the moment there is limited security on site and we are very concerned that overnight visitors could wander into our property.. Bewl Water should remain as a haven for wildlife and protected as a beautiful nature reserve.
- Bewl Water should be preserved as a Dark Sky Reserve
- Planning does not seem to have enough interest in protecting the environment
- Walking around the perimeter of Bewl Water is good for health
- Keep Bewl Water special!
- I would like to see easier access to the water for visitors with their own craft, Canoes, SUPs/ sailing dinghies etc
- Bewl Water is a wonderful tranquil space in nature which offers considerable mental and physical health benefits to the local population. The UK has a severely depleted cover of natural habitat for its wildlife - Bewl Water makes an important contribution if the UK is ever to survive the impact of climate change in a reasonably healthy state.
- Bewl is a wonderful peaceful place and this should be preserved. Sound travels large distances and noise from overnight accommodation and events would disturb a large number of local residents and animals (including the important black headed gull 's roost).
- All wildlife should be protected from human interference . Any pollution should be avoided . Bewl water needs to remain as a nature environment. Say 'NO' to development
- It is tiresome seeing more and more natural spaces wiped out purely in the name of greed and profits.
- Bewl water is a nature reserve in an AONB and should be enjoyed by tourists as such, but it is not a tourist area which harbours wildlife, which sadly is the direction it is going in.
- It's a wildlife habitat where the only additional uses should be fishing, sailing canoeing etc in daylight hours
- Bewl is unique in the Southeast, offering the largest area of inland water for recreation, water sports and critically, a haven for nature and wildlife, all of which are enjoyed by a huge number of visitors. Spoiling this for a relatively small number of residential visitors would be a tragedy.

- It should be left as a natural nature reserve... Apart from the area of the lake where the sailing and water sports take place. Protect it.. encourage the growth of indigenous and sustainable plants... Allow cyclists and runners walkers etc... but give them clear guidelines as to how best to behave
- Bewl's environment is tranquil & peaceful, and has been for the last fifty years, it is important that it stays like this for at least the next fifty years.
- We love Bewl Water but other people should be able to share it in a controlled way.
- We are facing a biodiversity crisis in this country - Bewl Water is a rare example of nature recovery working. To reverse that progress would be outrageous. Clearly we do not need more accommodation for tourists in that area.
- My understanding was when Bewl Water was created there was to be day time activities only. As a result the environment is very unspoilt and the bird life flourishing. Currently there are a number of day time activities to enjoy without ruining environment. I walk and bike at least once a week. It would be devastating to have overnight accommodation. The noise and light pollution would totally spoil what has become a wonderful natural environment.
- Please don't ruin this beautiful place!
- With so much of our 'green' areas coming under threat from housing, which will continue to happen, I think it's so important for areas such a Bewl to be kept for wildlife, conservation, available for families to get outside with their children to just walk and enjoy the fresh air. Also important to have the facilities for boating and fishing, neither of which affect the wildlife on Bewl as much as the AQUA park does. I've also cut down on my visits due to the increased cost of parking, but also the amount of cyclists there who think they have right of way and that walkers should move over and make space for them.
- Happy for bewl to provide overnight weekend eco accomadation to help provide and income to improve facilities and subsidise alternative sports facilities.
- Bewl needs to be more commercial. It's a fantastic, but so under utilised, place. Also it's massive. Surely some more development / visitor use around current visitor centre will boost it. For instance the former restaurant by the boat club crying out for re use. It's a great location. Or even another cafe. Get better bike hire. Promote activities. It's run down right now and very "public sector", it could be so much more.
- As a leisure amenity for locals, visitors and wildlife alike, Bewl must not be destroyed by the greed of property developers, particularly as there are numerous other potential development opportunities within or on the outskirts of villages and Hamlets which offer better facilities and transport options. PS. Do we really need more sewage to be dumped into Bewl when the current system is inadequate and at breaking point !
- Just not appropriate area for development for overnight accommodation. This is development of an AONB by the back door
- The cafe is awful
- There is a need for compromise without over developing
- I generally find the facilities at Bewl to be good and of good quality. We are often invited there for children's birthday parties, and sometimes go there for walks and to use the play areas and cafe.
- I would visit bewl more if other people kept their dogs on leads, they never di
- Kevin spencer and manageress at solomons group, markerstudy whatever they are now have totally ignored the wishes of local people. They have ignored planning

rules for their camp site and nothing is done. No planning permission for the inflatable monstrosity.... locals have lost out for sure, the costs for customers to visit now are extortionate...car park attractions and cafe prices driving locals away.....greedy corporates with no regard for local people only their own bank balance

- Bewl water was formed from pristine farmland and the scheme promoted as an asset for locals - as well as the obvious reservoir - the stress being on the word locals. The many activities that take place at Bewl are all centred on improving the wellbeing, fitness and general health (dogwalkers) of people who live nearby. It was not ever intended as a tourist destination or holiday camp for tourists. The idea that this resource should be 'monetised' is deeply wrong.
- We don't need more cars on the road in the area. Until the council can sort out the congestion and all the poor roads we don't need more people travelling around here. Why are we even considering overnight tourism accommodation? Let nature rest.
- I'm fairly neutral on the overnight stay questions as I have not had a chance to look at the cases for and against this - more information please! It would be great if provision could be made for swimmers.
- Bewl Water's primary purpose is, of course, to provide a much needed storage reservoir. However necessary, reservoir is still a damaging and impactful thing for the local environment, biodiversity and the inhabitants of an area. Given this, the impact and environmental damage should not be exacerbated by development of a tourist infrastructure which would otherwise never have been considered. Any development should be restricted to that required for local people to enjoy the spin-off facilities of the reservoir - water sports (non-powered), walking, birdwatching, getting involved in conservation of flora, fauna etc. it is not required or desirable for it to be developed as a holiday resort - which, if allowed, may lead to development on a much larger scale (How quickly might holiday cottages become permanent residences?)
- Bewl is a beautiful and serene location. I have been visiting since I was a small child. Bewl is not and should not be a busy tourist destination. It does not have the capacity, infrastructure or need. That includes the fact that nature - flora and fauna must always take precedent over making it a tourist trap. There is no need for bright lights when it is dark, there is no need to build a busy or developed site for overnight stays, as there is plenty of local availability which is not in a nature reserve.
- A beautiful tranquil area, built for a purpose of providing a water source but keeping it as natural as possible. It does need to be able to sustain the visitors centre, but make the impact as sympathetic as possible.
- None.
- All attempts to develop the shoreline at Bewl for overnight accommodation should be resisted. The current buildings around the recreational area, car park and Clubhouse should remain for their existing use, which were developed with public money and grants and the commercialisation of these publicly funded assets should be vigorously defended against the current leaseholder, who seek commercial gain at the expense of the public good. The site is currently under consideration by Natural England as a Special Protection Area, SPA, as it is an internationally important ecological site for roosting gulls. Thereby until that has been determined, no further waterside development should be allowed.

- This is an incredibly skewed set of questions. A well-run campsite would not damage the environment or cause much noise or light pollution
- It appears that the company currently managing this beloved site are solely interested in profit and care nothing for the values and interests of the area, especially in relation to wildlife and ecology. Their other ventures illustrate the high prices and poor value so typical of companies solely based treated in commercial gain with no regard of the customer and the local communities.
- It should be focussed as a local community asset, providing facilities and activities that support is natural environment, with a clear plan on how they manage habitat and recognise it s size and therefore impact it has on the wider valley - dark skies, ridge protection, wildlife and habitat protection, local diversity - and respecting the fact it sits in national landscape - it should be recognised as a water resource asset and national landscape first - not a private organisation making money
- Having lived on the shores of Bewl Water for many years, I have come to appreciate the huge importance and difference it has made to local wildlife, especially birds to the area as a whole. It is vital that we fight to prevent it becoming a “centre Park” type of place. People come here for peace and quiet, children come to learn about water sports and nature. Apartments and the like will ruin everything that the place stands for.
- It's the largest inland body of water in the SE. We should be using for sailing/watersports in the way it used to be before the club was forced to shut down. So many children had the most amazing adventures and experiences.
- Bewl is a place for nature, suitable outdoor pursuits that don't interfere with nature and is a treasured green (and blue!) space. Overnight stays should not be possible. Traffic after dark, lights after dark or noise after dark should be ruled out. There are plenty of Centre Parks venues and local campsites for those who enjoy being in the middle of nowhere. Bewl is in the heart of an AONB, which will be far less an ONB with humans spoiling it overnight with loud music, littering and disturbing wildlife, which has fewer and fewer areas to escape to!
- There is a balance to be had. All the current water activities and land activities it could be argued could upset set this balance. Any night time economy will not impact this balance. Current private houses/businesses around the reservoir seem to ignore this balance when they are the ones setting off fireworks throughout the year, having large noisy parties and having bright security lighting. Always a case of not on my doorstep.
- We walk the dog at Bewl every day, enjoying it with our kids and our friends. Overall I think the amenities are poor, given what could be possible in terms of creating a day time destination - there seems to be a huge missed opportunity for water sports and the amenities related to this eg a decent cafe in that part of the site. There also seems to be a missing connection between the local villages and Bewl itself. Wadhurst, Ticehurst and Lamberhurst are so close but it doesn't seem like there is much cross-pollination going on ie they don't send visitors/traffic to each other much. This is a big missed opportunity to create stronger ties between these busy villages and the the local community.
- My opinion you can have overnight tourist and still maintain dark skies and keep the area quiet.
- There will cease to be any tourism if bewl water is not protected as a nature reserve, that is what people come for. However it is important that bewl is also used for

outdoor activities and getting children in nature for themselves to be healthy and also to care and protect it for future generations. A fine balance!

- Bewl Water is a Jewel in the Crown of the High Weald. Easy day access for around 15 million people within a 2 hour drive. A unique facility in the crowded South East of England. A fantastic inland water sports facility for young people families and sports people. It is not, and never should be turned into a Centre Parcs type facility. Bewl is one of the most miserable places I know for 4-5 winter months of the year. Planning permission for more accommodation will only lead to pressure being put on for more building and therefore light and noise pollution.
- We live next to Bewl the reservoir is kept better than it was 10 years ago in terms of maintenance and wildlife. The reservoir provide a lot of employment and pleasure for tourists. It is only lately the parish council has shown any interest in Bewl and the seagulls....funny that....
- Just another money making scheme dreamt up by greedy individuals, shame on them !!!!!
- Has any thought been given to using the lake for model RC electric boats?
- given it's an enormous lake which holds fish and which facilitates sailing then efforts should be devoted to fishing and sailing. It is being prepared by the owners for a sale once they have 'created value' as the owners would put it. Of course the only 'value' being created is for the owners prior to flipping the site.
- I think it is real shame the sauna dip option has left Bewl.. more should be made of being a le to enjoy it for locals.. The restaurant is awful and hs such an amazing outlook and has been as long as I can remember.. could be sooo much better.. Been going to Bewl for 40years and would be amazing to do wild dining and have better pop up eating experiences .. best event I went to was probably around 25 years ago .. a last night of proms at Bewl when we took picnics and there were fireworks from a barge
- It is rare to be able to find peace - please keep Bewl as it is - it is so beautiful - we really don't want tourists
- Bewl Water should be preserved as a Dark Skies Reserve.
- Bewl should remain unspoiled without over development. This is also a reservoir and there is potential for pollution of the lake waters.
- All negative-leading statements so far. No references to any potential benefits, nor any references to who is responsible for any potential developments around the reservoir
- I lived around bewl most of my life hasn't really changed to be honest. The Rangers are still caring as ever
- The high court challenge was a waste of tax money
- Bewl water is a important wildlife refuge significant as the largest roost for the common gull in Britain These gulls are protected by law and are classified as endangered (red)any increase in development will put this in further danger
- When the reservoir was first built , the local residents were told that it would provide new sporting facilities. These facilities included the sailing, rowing and fishing clubs. Over time owners have tried to erode these facilities and reduce access to what once was a great sailing club.
- I'm not sure this is a non biased questionnaire that will levy any scientific confidence unfortunately. Such a shame to teach so many people but fail to ask the correct questions or provide evidence (not one man's report/ opinion) to support .

- Good questions
- I'm all for development of Bewl water, if more accommodation is provided and more people come, they will have to maintain the paths around Bewl, which I don't think they do now. Especially around the back of Bewl. Obviously it has to be done with care. Surely it will also provide jobs for the locals especially in the school holidays. Local shops and pubs will benefit as well.
- Dark skies at bewl is very important. There are very few places where dark skies are. Keeping bewl as a quiet place is important. The sailing facilities need improving. A clubhouse is needed and better changing rooms.
- Bewl Water is a reservoir not a natural lake or water or a nature reserve. While other uses and benefits are nice, it's still an industrial functional feature.
- This is a very poorly designed survey with clearly leading questions biased against any development at bewl. A more neutral phrasing of the questions would provide much greater credibility.
- Cycling should be promoted with better access from Wadhurst.
- Fishing should be opened up for more than just fly fishing Bankside predator and coarse fishing should be allowed
- Environmental considerations should be paramount
- Bewl Water is a national asset paid for by the community when the area was run by the local water Board. It is not a asset just for profit for the managers.
- Bewl Water was established with a requirement to preserve, maintain and develop wildlife/natural habitats. Overnight camping seriously encroaches on this. It seems like a thin end of a wedge - what next? Closure of facilities for sporting activities is a clue: a move towards hotel accommodation with the inevitable increase in noise, disturbance and pollution would be deplorable; it would also result in exclusivity, whereas Bewl Water has always been a place of opportunity and education.
- A balanced needs to be struck. Rowers competing regularly struggle to find accomodation nearby. Surely limited overnight stays with strict rules could be permitted
- Bewl should be enjoyed by all, not just selected groups, I have seen all sorts of wildlife at Bewl and I can honestly say humans do not bother them, light pollution is ridiculous with all the lights on at Bewl at night it is still pitch black in the wood lands and on the water.
- Bewl can be both a wildlife reserve yet provide facilities for visitors.
- Whilst I very largely agree with FOBWs points of view, I'm not sure this survey is going to help very much. I actually do think there is some scope for providing small holiday units at Bewl, though the current Travelodge-a-like proposal is repulsive, and I shall certainly weigh in with my objections to Wealden DC. For me, the root of the problem is Southern Water's wantonly commercial attitude to exploiting what is to my mind first and foremost a community asset. The whole sorry saga since 2000 should never have been allowed, and steps now need to be taken to bring them back firmly under control. We can't just keep fighting one planning application after another - we don't have the resources to do so, and we shouldn't need to. In the light of recent water-related scandals, I believe most people now accept that the water companies are barely fit to run their own businesses competently, and certainly cannot be trusted as stewards over the land that surrounds their core infrastructure . Hopefully, this change in attitudes will trickle up the political grapevine, to the extent that people in authority will start feeling the need to do something about it. That's

where I shall be focussing my efforts. Pay off Markerstudy, remove them from the site, institute a community-based stewardship council for the land, restore the old activities that respected the beauty of the site and its wildlife whilst still providing an affordable leisure facility for local people.

- Once the quality of a unique site like this is lost, there is no going back, it's gone for ever.
- We recognise it's a balance; however it should not be commercialism at the expense of preserving nature and providing outdoor experiences and education for all. Creating local employment and the enhancing the local economy is important as long as it fulfils the above criteria.
- The cost of keeping Bewl needs to be funded somehow
- Bewl Water is an incredible asset to those in the local area and beyond. It creates and encourages physical and mental wellbeing. It is a beautiful nature reserve for animal wildlife. Please protect and conserve this precious area.
- I am not opposed to accommodation being build but it needs to be thought carefully about. It may attract more people but I and others would be more likely to visit the visitor centre area if the parking charges were cheaper. It is very expensive at £4 for an hour and £6.50 for up to 4 hours.
- I was under the impression that the intention other than providing water storage that this would be a nature area and facility for local people and day visitors to enjoy the nature and beauty of the area and to encourage wildlife. There are plenty of facilities for camping and other overnight staying in the area. Another centrepiece type facility is not acceptable there.
- Have lived beside Bewl for 55 years and would like it to remain peaceful and calm
- Bewl Water should be preserved as a Nature Reserve and as an area specifically for relaxation, enjoyment and quiet. A peaceful place where the beautiful countryside can be enjoyed by those wishing to find tranquility away from the day to day noise, traffic and crowds. A place where wildlife can flourish undisturbed once visitors leave at the end of the day.
- Bewl is big enough for some overnight accommodation which would be good news for local business
- All wildlife should be protected by from human interference. Any pollution should be avoided. Bewl Water needs to remain as a natural environment. Say 'NO' to development.
- I don't understand why we have such a stark choice between preserving Nature (whatever that means) and building overnight accommodation. I would imagine with good and sensible planning there will be room for both at Bewl.water. My guess most of the folk objecting would have been apposed to building Bewl in 1973.
- Water sports clubs should be developed including swimming
- Bewl should be more for nature and local residents
- The restrictions for using Hook Straight for canoes, sailing and rowing boats, to theoretically protect fishing between April to November, should be lifted. Fining boats rarely use this part of the water and the restrictions significantly increase traffic on the remaining water. This, of course, should not apply to the nature reserve part of Bewl Water. It would make the water safer for its users and dilute boat density throughout. I have personally counted only 6 fishing boats down Hook Straight during about 100 visits between 01/04/25 until today, 23/10/25.

- Who would actually benefit from any development around Bewl Water? It would be a blot on the landscape within the High Weald AONB, it would cause irreparable damage to the natural environment, displace wildlife, increase light, noise, and air pollution, and if given the go-ahead, could lead to further, future expansion of the development. Again, who would actually benefit from this proposed development? Only the developers themselves!!
- Am lucky in that I can walk to Bewl via public footpaths. Parking charges are expensive and costs would rise if overnight stays were to be permitted. Please keep it for nature and daytime only recreation.
- Bewl Water is the largest and most significant area of peace and tranquillity in the South East of England and must be protected. there is nowhere that offers the same potential to protect and support mental health, to encourage physical activity, both on the water (sailing, windsurfing, fishing, canoeing etc) or on the land (walking, running, cycling or riding). This oasis needs to be protected for all not for a select few. There is plenty of accommodation available locally to meet the needs of those who wish to stay.
- Access for local people should be prioritised over overnight visitors.

Appendix 3 – Additional activities from question 12

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- Visit for the playgrounds and soft play
- Running, 3 times per week
- Visiting with children - cafe and playgrounds
- Kayaking and Paddle Boarding
- Study of wild plants and fungi
- Star gazing, astronomy
- Geohashing
- I am thinking about joining the cold water swimming group
- Wing foiling and windsurfing
- Kayaking, paddleboarding, coaching of watersports
- Flora and fauna observation
- Swimming
- Paddleboarding
- My children learnt to sail on Bewl and the chance for young people to learn water sports should not be lost.
- Childrens activities and will use more of the other facilities as they get older
- Lazer quest, playgrounds.
- Kids in the play area
- Open water swimming
- Children's playground
- Grandchildren and other relatives have used the aquapark.

- I have looked into the sailing but the availability and timings of courses haven't worked for us.
- Have sailed there since reservoir established until about 5 years ago
- Soft play
- Swimming running soft play playground
- Cross country running
- Cafe
- swimming
- Soft play, cafe, kids playgrounds
- Children's playground
- Running, swimming
- Weddings a while back
- Have done sailing , water sports and sauna previously
- children playing on the playground
- An outside environment that children can experience
- Paddle boarding
- Swimming , paddle boarding
- Aqua park
- Running the 13 mile course
- Tea
- Used to do swimming when Tri-Swim ran it, but no more
- Coffee at visitors centre
- Swimming, relaxing
- Paddle Boarding
- Enjoying the outdoors in a beautiful location
- Running, wild flower research
- Enjoying somewhere that is still peaceful
- Taking refreshments
- Watching a resident who never pick up, never take part in clearing underground, just complain consistently
- Soft play and playgrounds
- Paddle boarding and running
- I used to be a member of the sailing club.
- Inflatable water course
- Paddle board
- wind surfing
- Running route and events
- Paddleboard
- Padel boarding, running
- Kids laser parties. Use of the cafe for coffee and cake or lunch

- I used to wind surf
- Playing in the parks
- Running, paddleboard
- Swimming, cafe
- Camping
- Running marathons!
- Swimming?
- Picnics and Rest&Relaxation
- Running
- During my employment at BEWL I worked with all of these activities as well as a variety of others including one off or regular events which widened the interest catered for at BEWL without damaging the core interests.
- Scout water events
- Play park
- Meeting friends for coffee
- Playground and picnic
- Swimming, paddleboarding
- Scouts and Guides
- swimming, running

Appendix 4 – Additional responses from question 13

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- On site facilities to enjoy nature eg bird hides, on site wardens, talks and visits to the site.
- Better maintained path for cycling and access from Wadhurst
- Bird watching, walking
- Swimming.
- I would like to try swimming or SUP but it would be really useful if I didn't have to go to the sailing building to get on the water. Would be nice to take my SUP up to footpath from Pell farm.
- Star gazing
- Sauna... less expensive SUP options.. less formal wild swimming
- Open water swimming. Nature conservation
- Fishing
- Ad hoc fishing and night sky observations
- With the Dark Skies, Star Gazing
- Paddle boarding and paddle board yoga.
- Swimming
- See 3 no. 2 and 5 no. 5 - just enjoying the beautiful countryside
- Paths could be improved, I feel sorry for any family hiring the kiddy seats pulled by a bike.
- Guided nature walks helping to identify the wildlife that inhabit Bewl Water
- walking the pathways. sitting and enjoying views etc
- Open water swimming
- Guided nature walks
- Paddleboarding
- Permanent swimming
- Sauna
- Would like to see a swimming area developed
- If parking charges changed
- Swimming / Paddle Board
- Yearly subscription the same as Bedgebury as I only walk my dogs.
- Expand the water sports
- Please include horse riders in plans for improvement, there is no designated boxing areas for horses, the bridle paths are unmaintained, there are no signs advising walkers etc how to respect horses.
- swimming
- Orienteering
- Professional training in estate management, conservation

- Free parking
- Better fishing facilities
- It would be good to see Bewl used as a French style beach attraction in summer months.
- Paddle boarding and/or kite surfing
- Guided wildlife walks, swimming, children's activities, visiting the water treatment areas
- Keep Bewl as it has been since the start
- Improved vistas of the lake. Less muddy access to play areas
- Child play area
- Overnight camping in dinghies would be a very attractive proposition!
- Paddle boarding
- Better disabled paths for walking
- SUP
- More swimming opportunities. Possibly a restaurant or sailing activities in the future too
- None of the above, its attraction for me would be to have NONE of the above. Just nature
- Walking
- Paddle boarding swimming
- Stargazing
- wind surfing
- Paddle board
- More fishing
- The ambiance of this tranquil site which remains a haven at night with no activity or disturbance.
- Walking if the paths were better
- Nature experiences for children
- Hides for birdwatching
- Paddleboard
- Guided visits at night to observe wildlife
- Nature education
- All weather cycle/running track around perimeter
- Leisure lake swimming such as is frequent in other countries
- some provision of benches around the route
- Indoor meeting/social space
- Bird watching
- Cycling & buggy access from wadhurst
- Would like to see more benches to sit at
- Course fishing

- Lure fishing from the banks. I would be fishing there multiple times a week.
- Cycling. If I could get easily from Wadhurst village.
- No I wouldn't
- Walking, swimming if run by nice people
- Restaurant
- more seating areas outside
- Events such as a Dark Skies / stargazing evening
- I live on the edge of Bewl Water at the Nature Reserve end so visit daily, but do not use the centre.
- improvements for horses would be a good idea - a lot of the bridleways are connected to footpaths and its difficult to get to unless you drive in a horse box. Locals should be able to ride there.
- My family would almost certainly sail - a small cafe would doubtless be popular and useful for walkers and sailors alike, but a restaurant risks visitors coming to eat rather than to enjoy the unique feel of Bewl.
- Running trail

Appendix 5 – Comments made from Question 16

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- This depends on the design of the holiday lets. Are the lets for people using the facilities at Bewl? If so I support the proposal. Are they for instance for groups of disadvantaged young people or families wanting to try out water sports. However if they are for people to stay at that want to party and make noise disrupting the peace and damaging the area/affecting the wildlife and natural habitat I do not support it.
- The former clubhouse is very near the borrow pit where the water is very deep and thus very cold.. holiday makers might think a midnight swim is a good idea.. drownings have occurred in the past when trespassing occurred. Irresponsible of Markerstudy (or whatever other operating name they are using) to even consider it. A previous application to convert the race box into self catering accomodation was sufficient to show that they had/ have no idea about water usage or its dangers.
- This is basic: protect the lake from tourism
- This proposal is strongly opposed by those who still sail and boat - they want better facilities, not worse.
- This would change the dark skies angle which could harm fragile wildlife, and would also be the thin end of the wedge
- Rother and Wealden District Councils should work more to protect Bewl Water.
- Protection of the natural environment and provision of water sport activities should take priority over commercial development
- so long as the facilities are eco standard and subsidise aother sports and young people facilities. you should get childrens charities involved such as Barnardos or the outward bound trust
- I think it would be great to have an area of Bewl which is a beach and leisure swimming area such as there is on the lakes in Europe and the USA.
- But it should be used rather than left to be come delerce
- The opportunity to have watersports at bewl should be a priority
- It would bring in revenue 11 holiday let's is not a big footprint
- This whole survey is biased.. the questions are constructed in such a way that the options are presented as mutually exclusive... This is not the case. Most people would support a balance of tourism and development.
- Only oppose if equivalent training facilities are not provided elsewhere on the site
- I support the proposal in principle, but not on such a large scale. I would like the ground floor to stay for general use, including a better cafe for water users.
- If it could be done with no loss of facilities for the current users of Bewl, I would support it
- We should continue to offer sailing and rowing opportunities to local and young people to encourage time spent outdoors and away from screens

- Bewl takes money to run and maintain with visitor's expecting maintained paths, woodland and facilities. Income generating schemes are hard to come up with and will not please everyone but overnight accommodation with extra spend will help. This has been done at other reservoirs around the country.
- The clubhouse is needed to provide facilities for those wishing to take part in water sports! What a ridiculous idea!!
- Completely opposed. Zero benefit to the area, environment and current users
- It depends how it is converted and run
- Holiday lets would cause disturbance to the natural beauty and peace of the area including the wildlife. It will attract rubbish.
- Bewl should be preserved for the benefit of the wider population and needs to cover its costs for that purpose. It should not be altered to enable third parties to earn profits for their own benefit.
- This is already reducing the opportunities available to young people at Bewl which is highly detrimental
- Opportunities for young people are vital to continue. Bewl is big enough surely to locate some accommodation discreetly somewhere else
- Overnight accommodation is by its description 24 hour use. V different to a few hours in a day by clubhouse. Likely to be increased noise and light pollution which would harm nature
- None
- I was not aware of this proposal and strongly object to it. This is a sports and recreational area meant for the promotion & enjoyment of outdoor water sports next to a reservoir, it should not be for commercial exploitation.
- Why take away outdoor sports facilities?
- This is the first I heard of this proposal. As local who uses the facility I think it is outrageous that there has been a consultation process that no-one knew about. Whoever is responsible for this should be ashamed of themselves.
- This does not cater to the local community and their needs, it doesn't provide a local amenity.
- Very strongly opposed, this would be opening up abuse of the natural landscape and habitat. I think its an awful idea
- No need for more holiday accommodation in the area
- Light pollution
- The conversion and loss of a club house will see the demise of the watersports club. No replacement facilities will be provided, despite empty promises by the Leaseholder
- see above free text
- Without more details it is difficult to form an opinion
- This proposal and any further developments must be stopped

- I would support this proposal providing there was very strict monitoring and management of the occupiers of the lettings to ensure the maintenance of peace for Bewl and to make absolutely certain the environment was not disturbed or degraded in any way. Letting's without litter!!
- If that is a choice then keep the activity. Plenty of accommodation around.
- It is so close to the shore line. The damage to the tranquillity of the area at night will be great. There is no plan for supervision at night. The campsite shows the problems clearly.
- I do not think as many holiday let's should be created as suggested. A few places for people to stay who are engaging in wildlife activities could be a possibility. Eg like at Knepp.
- Think holiday lets with overnight accommodation would be detrimental to wildlife & birdlife
- It could be ok if managed well and as a quid pro quo the watersports are fully supported
- Strongly oppose to take opportunities from young people to make a hotel that only the wealthy can afford. If a hotel is such a great idea build one in walking distance of bewl not on it and without taking from the people that enjoy it most.
- Great idea.
- I don't think it is a good idea to have 11 holiday let's on this site. This could potentially bring around 30 or so people staying at all times of the year. The lights and noise from overnight accommodation would be detrimental to the wildlife and the dark sky policy.
- Yet more greedy corporations wanting to exploit an area & offering nothing to the local residents apart from creating more traffic, congesting the already busy and badly maintained bridle ways & permissive paths around Bewl, putting pressure on the nature reserve areas.
- I do not see how the proposal would benefit the local community. If Marker Study want to build accommodation, why don't they build it away from the shore and without the loss of facilities that are popular and well used. As a swimmer, i make weekly use of the changing facilities as well as the small cafe. As a swimmer and paddleboarder, a big attraction of bewl water is not only its beauty but also its peacefulness and tranquility. I would not want anything to be done to jeopardise that.
- It will end up like Benidorm, no more concrete
- There is enough accommodation available locally that would help local businesses. The impact of 24 hour holiday residency would impact the wild life
- I love for my extended family to come and stay near by
- Will only create more litter and will become far too commercialised
- There should not be overnight accommodation at Bewl

- Leave it in a natural state , human habitation whether temporary or permanent destroys nature
- The proposal will enhance the current facilities available to water sports users and will help preserve Bewl Water as a whole. it is an exciting project.
- I strongly oppose this - Bewl Water os a rare example of nature recovery working in this country and its beauty lies in its tranquility and nature abundance.
- Bewl water was never designed to become a commercial enterprise on the scale that this would bring. I'm sure that the people who had to give up their homes in order for the area to be flooded into a reservoir would not have done so so easily if they knew that Bewl was going to be turned into a commercial enterprise on the scale that is being proposed.
- Only no opinion as it's not used in current use to full capacity. If it was used more as a sailing / water sport hub with cafe / restaurant / better changing facilities / more open to all then FANTASTIC. If that can't be worked then definitely change the use and get something that does work.
- There is camping at present and this should be restricted to summer ie Easter to SEptember.
- Presume facilities for the water sports would still be available?
- The tactics employed by the managers are unacceptable.
- If 11 lets are made, they should be environmentally mindful in their construction, making use of light pollution inhibitions, green roof designs, integrated vegetation planting, and nesting opportunities for animals.
- Let's not greedy.
- The proposal would destroy a facility that is accessible for the public to make use of . The only 1 for miles. This is in an area of OUTSTANDING NATURAL BEAUTY and should be protected.
- It should be returned to its former use as a sailing and water sports' clubhouse. Local children used to spend hours there.
- The clue is in the name - "Sailing and Water Sports Clubhouse" - that's who it was built for and is who should be able to use it fully. Sports clubs have been effectively barred from using it as a facility.
- The loss of Sailing and Water sport facilities is detrimental to opportunity for young people, in particular. Holiday Lets are exclusive of the local population, as well as sport enthusiasts (I believe an Olympic sailor trained here?) The use of the clubhouse is essential for the purposes of accommodating these activities and its loss has, I believe, contributed to the demise of sailing activities?
- See previous comments
- This is sheer greed.
- I wholly oppose this development. Bewl Water is a nationally significant wetland for migratory birds. It's a critical nature reserve, and its value is because it is quiet, dark and free of people at night. There are no others like it - there is NO SUBSTITUTE. We

are witnessing an ecological emergency, the England is one of the most nature degraded countries in the world. WE HAVE TO PRESERVE OUR EXISTING NATURE RESERVES TO PROTECT OUR REMAINING WILDLIFE for generations to come. once it is lost it does not come back. PLEASE CONSIDER THIS IN THE CONTEXT OF THE NATIONAL EMERGENCY BRIEFING ON CLIMATE AND NATURE WHICH TOOK PLACE TO MPS, PEERs on 27th November 2025. <https://www.nebriefing.org/> Bewl Water is also an important recreational facility for the local community and day visitors. The hiking of the rents for the sailing and water sports made running the facilities financially unviable. This was a calculated ploy to close these facilities. It has made access to water sports less inclusive, and the preserve of the rich who can afford the holiday lets. The proposal is denying opportunities for sport, recreation and wellbeing to local people. I am WHOLLY OPPOSED.

- I appreciate how lovely it would be to rent a holiday let there BUT it is not what the area is for . It is for activity, providing opportunities for people to participate in sports. Without proper buildings for changing storing etc the activities will just die.The clubhouse should be converted for facilities for all water or land activities. It should serve for a wide community not just the few who could afford a let there.
- Creating holiday lets next to the water would create dark sky and noise pollution
- any facility promoting young people to engage in outdoor activities, should be preserved, if the Center has not been popular enough to be deemed a success then it is due to barriers making it difficult for people to access in terms of money/awareness. These factors should be addressed rather than closing the Center to allow overnight accommodation of which there is plenty in the uk and the area
- To help fund the activaties for the disabled a couple of small! Cabbins might be acceptable
- Same issues as previously highlighted - additional traffic, light pollution, disturbance to wildlife
- When Bewl was built it was for the water and the nature and so people could enjoy it. It is a great place for all the family to enjoy a whole day there. If accomodation was put in, families would be bard if not staying at the accommodation. It would be for the ones that could afford it.
- No holiday let's keep it for local school kids
- Awful idea
- The conversion of the clubhouse into accommodation would be a fantastic way to make better use of an existing facility and open up the reservoir to more people. It's a beautiful area that deserves to be enjoyed and appreciated, and providing accommodation would encourage visitors to stay longer, explore, and contribute to the local economy. This project would breathe new life into the site while preserving and enhancing a valuable community asset.

- Why can you not continue sailing and water sports? If you are to stop these then why will people want to stay overnight at Bewl? I would say the clubhouse could be used to teach people about water sport safety
- Quiet recreational pursuits should continue
- Holiday Lets....totally out of keeping with Bewl Water.
- Everyday provision for the wider local community is more important than short term provision for holidaymakers.
- Water sports should be encouraged for all and while disabled/disadvantaged children should be given some priority, the possibility of a wider range of young users in Kent and Sussex should be encouraged and restoring the Sailing and Water Sports clubhouse would be far better than turning it into holiday lets which is a dreadful idea.
- This is a major change of use that will affect the environment and should be strongly resisted. The outdoor centre has been a centre for most of east Sussex and western Kent and does not exist elsewhere in anything like the same safe environment where youngsters can learn to sail and windsurf as well as row. I believe that it is a condition of the existing freehold and lease to offer such facilities. Any erosion of this would be solely to the benefit of the already wealthy owners - who have already removed the sailing club.
- Keep the area for the people that currently use it and new people interested in using the existing facilities. Holiday lets will be for the select few from far away. Bewl Water and its tranquility was one of the reasons my family and I moved to the area. Not to be near a holiday park
- Essential outdoor activities for young people. So few available
- We used to sail on Bewl Water when it first opened & enjoyed firstly a portakabin club house before the present one was built.
- This was always their intention. Bewl was protected from this sort of decisions in the original promises.... stop then at all costs
- I think I have already commented enough in a previous section. In the south east of E6 in particular, we have SO FEW dark at night, wild, wildlife-friendly places. We are at risk of losing everything we have in this area. Already huge ancient oak and ash forests have been felled for housing and "entertainment" facilities. Protection is more important than profit, preservation is more important than "fun".
- What facilities are left for the sailors and rowers if this happens the whole ethos of the clubhouse area would completely change sailors bring their boats to rig down in this area this is not centre park
- This takes away a facility .
- Better to keep the facilities at Bewl to participating in outdoor pursuits and environmental education
- as the biggest body of water by far in the area, the lake needs to be used for watersports, and sailing should be encouraged. Start the club up again!

- But it needs to be done carefully
- Surely the building could be put to better use than holiday lets - it could be used to improve the facilities, alongside the existing ones, encouraging more people to use the area all year round, rather than just seasonally!
- Sailing and water sports should be the priority, why are holiday lets needed? Is this for personal gain rather than the community? would the money go back into enhancing other aspects of Bewl? If it were, then perhaps I could see some benefit, but at the moment it seems unnecessary to have holiday lets and no clubhouse.
- The building needs investment and renewal. More users will mean more revenue and better maintenance.
- The former Sailing and Water Sports Club holds immense community value and should be fully utilised for its original purpose, promoting water-based activities for people of all ages. Sailing, kayaking, paddleboarding, and similar pursuits not only encourage physical wellbeing but also build teamwork, confidence, and a sense of belonging. This club has long been a place where generations have come together to share in the joy of the water, learning skills that stay with them for life. For many of us, the club is a cherished part of our childhood, a place of friendship, freedom, and connection with nature. It would be a great loss to see it converted for another purpose when it has so much potential to serve future generations. With proper support and investment, the clubhouse could once again become a thriving hub for the community, where young and old can come together, learn, and enjoy everything our waterfront has to offer. I hope to see the club preserved and revitalised, not only for the memories it holds but for the opportunities it can continue to create, so that one day, my own children can experience the same sense of adventure and community that shaped my youth.
- Not appropriate in this tranquil are of natural beauty
- Make the sailing etc more accessible
- Shame the clubhouse is not used to its full potential like it once was so perhaps a handful of holiday lets.
- Turning the site into a business will result in complete loss of support of local community and go beyond that in creating material opposition to what is currently a natural community asset
- This week ould destroy the quiet nature of the whole site.
- the holiday lets should be set back from the waters edge and placed on the camping fields so as not to spoil the natural landscape of Bewl.
- Not sure how it might affect public access to the water or footpaths, etc.
- Do not allow hotel or accommodation at the waters edge. Develop in nearby villages which have footpath access to the waters edge. The waters edge is to be preserved.
- The two can coexist. Misleading question that Kent county council will just renew and carry on.
- Sailing and watersports far more beneficial for the area and young people

- The building is currently not fit for purpose, needs investment to generate high income to maintain the facility.
- Why would you allow a valued community facility to be replaced by financial gain for presumably the developer and Kent Council alike ??????
- It will end up ruined through light and noise pollution.
- I string oppose the idea of more accommodation, by taking away from the villages of Lamberhurst Wadhurst Ticehurst and surrounding areas is just another away of redirecting money so it doesn't enrich the community
- What a shame it would be to lose the current facilities. If a lack of funding is the reason behind the proposal to provide commercial holiday lettings, then I suppose I wouldn't object to a limited number of units. However, if no further funding is needed, then why spoil such a beautiful spot?
- I am opposed to this as I see this development as something in the long term which will make the use of the water front for lake based activities such as sailing mode difficult.
- Will make this area to access the water too crowded
- If this goes ahead it would be a travesty. I strongly object to this proposal
- The fewer people onsite overnight the better for wildlife.
- This is a lovely facility underused weekdays due to parking prices. The cafe needs improving with more brunch/ lunch type healthy choices.
- Sailing and water sports should be prioritised.
- Thin end of the wedge towards creating a holiday village. Overnight accommodation of any sort will result in noise, light pollution, littering and increased traffic and will be catastrophic for birds which roost there overnight.
- Young people need to connect with Nature, it provides valuable opportunities not found elsewhere.
- Holiday keys would be better than putting a hotel in. Som of th beginning questions can be misleading
- There is no need and the nature reserve should be protected. The reservoir is there for nature and to keep water. As there is currently a drought, due to humans not respecting nature, perhaps the focus should be on protecting and reserving the environment for nature.
- Again, is this the full scope of the plans or just a bit of it? I don't mind a few holiday let's, it is not the same as a big hotel.
- From a financial point of view it would be good as the money charged could be put back into Bewl. The build would have to be sensitively done so as not to take away the beauty of Bewl.
- This is not a holiday spot to profit off but a place where animals, wildlife and dogs can be free and calm. Too many people would disturb them
- Access to sailing and water sports for all is a vital part of community life, especially in a rural area

- The natural habitat should be maintained with opportunities for it to “reset” at off-peak times when visitors are not around. Allowing overnight stays would inhibit this and potentially cause damage to the woodlands around Bewl Water.
- Water sports will never thrive at Bewl without a clubhouse independently managed by member-run water sports clubs
- No Increasing disturbance to gulls and nature reserves, overnight accommodation Whereas daytime activities help people and nature thrive together, no disturbance at night for nocturnal species and roosts. Light and noise overnight Will impact bats Tranquillity at night is needed to protect the natural environment and nature reserves which is not achievable with overnight accommodation
- Kent County Council need to have a heart and keep this area as it is.
- Depends on how well this is done and that the impact on the area is minimal.
- The building is in poor sharpe needs something done
- This is so far removed from what is best for the community and the environment.
- Lots of the guys at bewl struggle to find anything around here to stay expect for hotels or pubs
- This is just one more attempt to put profit before nature. It is one more action to transform the natural beauty of Bewl into a holiday park to increase profit. There are a great many varied opportunities for staying in a range of accommodation in the area, there is no justification for this.
- Next to the sureline is a ridiculous idea
- Use of Bewl by me is largely historic - my children did lots of canoeing, sailing and also through their primary school used the facilities. When we had a dog I walked there twice a week at least. I would hate to think other young families no longer have the option for the watersport activities.
- This sailing club has offered training and experiences for children for over 4 decades. It has enhanced young people's enjoyment of the natural world and should continue to do so.
- This would bring a lot of noise pollution in summer especially , and ruin the natural wildlife . Litter is always the problem with new comers. Alcohol and all its associations does hand in hand with holiday makers in evenings and night. There is plenty of accommodation nearby in villages or camping...
- The health and wellbeing of local children - and adults - is being discounted in favour of a scheme which will benefit only tourists and the developer of the flats.
- It is an essential resource for those - particularly young people - engaging in watersports
- They should focus on enhancing their existing facilities (which could do with updating) instead of increasing overnight accommodation.
- Bewl Water is a place of outstanding natural beauty, but keeping it that way requires ongoing investment. Given its rural location, a carefully managed and limited introduction of high-quality overnight accommodation would have minimal impact

on local residents while helping to generate essential income for the site's upkeep and wildlife conservation. It could also bring much-needed footfall to our village, where many local shops are struggling to stay afloat. I feel that objections to such a modest and sustainable proposal are backward-thinking — surely we should be looking for balanced ways to support both our local environment and our local economy

- It is most important to allow young people to connect with nature for their physical and mental health.
- Unfortunately I think this could cause more noise and light pollution and probably more litter. Possibly damaging the natural surroundings
- This facility would be a great loss to the surrounding communities. If it is not successful at what it is already doing, I'd love to hear what we locally can do to help; if it is successful (and I'm talking about outcomes far above financial outcomes) then I think people locally would be interested in knowing how they can play a part in sustaining it
- Covered in the previous section
- Money making greed is behind this
- The accommodation is just not necessary or needed. Already lots in the area. There is lots of rubbish etc as there is and needs to be better maintained already rather than getting accommodation. Bewl Water as a nature reserve would go down hill. Unfortunately humans on the whole are messy and inconsiderate to nature. Accommodation would drive nature away.
- We need to promote the nature reserve and support education
- Commercial development by private individuals and private companies will only compromise an Area of Outstanding Natural Beauty. It would be a criminal act to pollute the environment in this location.
- Just don't impose more people and buildings on one of the best waterside facilities we have
- It would be a shame to lose leisure and sports facilities to development but why does the question have to be either / or. What is wrong with the planning provisions in this country that we cannot have both?
- These questions appear very leading in favour of sailing and water sports. However I think that the shoreline should be accessible to all users.
- Turn it back to a clubhouse.
- This water sports clubhouse is very valuable to local people and has given young people, including myself, who would never have the opportunity to engage in water sports, a fantastic opportunity. To turn this into some sort of tourist development would be disgraceful.
- Water sports are a huge benefit and bewl water provides the perfect environment. Keep the clubhouse upgrading to a proper facility for water sports users.
- Is there a shortage of overnight accommodation in the area, as this is not a priority.

- I think facilities for young people/disadvantaged should take priority
- Converting Bewl into a tourist attraction runs completely against everything I believe in. It is not a quiet natural part of the locality waiting to be exploited by others with more commercial plans.
- The benefits to the young and disabled provided by the club far outweigh the benefits to the prospective holiday makers who can presumably afford to rent in other locations.
- Stop prioritizing money over nature. Leave nature alone.
- We should consider improving facilities for sports for local young people and children and families to connect the community. Why do we need a hotel next to the shoreline? This will mean local people will not be allowed to enjoy the reservoir as they ought to. Improve the cafe/restaurant facilities and encourage visitors this way. Holiday lets will only mean division amongst the community and no one will care about the surrounding nature because they can only see hotels on the shoreline, no birds no nature. Encourage day visitors by better facilities for them .
- This is mission creep. Why couldn't the sailing club and water sports be reinstated? Could it not become a training centre of excellence for students doing RYA courses?
- Not in the interest of the people that the building is purposed for. Lottery money was given in good faith for a sailing club. Not for the profit of property developers. A clear abuse of funds given for one purpose and now being use for profit of a company. Not the betterment of the community.
- Is the clubhouse no longer used? Could it be brought back to life? My sailing days, and learning at Bewl, were in the past, but my children and I learnt to sail there. Beautiful facility.
- Could these proposed holiday lets have an option to be block booked by the Council for education / local clubs as equal or possibly greater priority, thereby supporting local needs first. We would not want the existing building to lay unused. Could there be provision for a service block for the existing seasonal campsite ?
- The question before this asked is to choose in a sliding scale whether we agreed with providing holiday lets or prioritising wildlife and the environment - there was only one slider so I was unable To complete the question - my answer should indicate I strongly support the wildlife statement and strongly oppose the question about the hotel.
- Allowing rental accommodation for Bewl will likely open the door for more and more accommodation. This will lead to more and more people, which will inevitably be to the detriment of the nature reserve. I feel that converting existing sites for rental accommodation is solely to generate income for the landowner and is not in the best interest of Bewl as it has always been. I do not believe they should be permitted to propose such a development.
- Holiday lets bring noise and light which will upset the wildlife. The development will probably not stop there.

- Please return it to a sailing club!
- Is there not a way to have both holiday lets and the sailing club.
- The events club house building should be maintained
- How can we expect to continue with Sailing and Water Sports without a clubhouse to support this. What use would 11 holiday lets on the shoreline be?
- I say this but if there is no way to use the facilities they may as well be converted
- Should remain the sailing club. This more important to our community and providing opportunities to the younger generation. This is far more important that providing some random tourists with somewhere to stay - especially when there are already places to stay.
- I understand it has to be a business and that needs money to survive especially in this economic climate but it seems commercial gains outweigh public, environmental and biodiversity benefits
- I don't support the creation of holiday lets at the expense of the clubhouse. UNLESS the clubhouse for water sports and sailing is not paying for itself. To have 11 holiday lets would be better than an empty boarded-up facility.
- Converting this building will be a great loss to the watersports users.
- Accommodation should not be at the shoreline - surely activities would be better off promoted at the clubhouse, or perhaps it would be better to have a cafe there so visitors can sit and observe activities that they then might take advantage of.
- It is totally wrong that the opportunity for all members of the community, especially the young, to be able to take advantage of peaceful and healthy activities on Bewl Water be sacrifice to profit making via holiday lets. There are plenty of other nice places to stay in the area.
- This was once a thriving sailing club. It could be so again with the right encouragement
- However if they had low environmental impact and operated under certain light and noise restrictions I would support limited numbers
- It could be more lived seeing the pop up restaurant and sauna there.. really lovely youngster vibe that could be so much more...
- This was built with a grant from the Sports Council, public money, it must remain as a facility for watersports users rather than commercial gain. The leaseholders have consistently tried to run down the Water based Club based activities, in an attempt to persuade planners to allow change of use for commercial use. Attention should be drawn to the Bewl Bridge Reservoir Act 1968, which made provision for recreation and conservation. Not commercialisation. Southern Water the freeholders should hang their heads in shame about "selling the family silver for a few shillings" for short term gain. This site is a public asset and needs protection rather than being turned into a Theme park.

- This will spoil the nature of the reservoir as it will impact heavily on the wildlife both in and around the water. Especially at night, which currently is a quiet and tranquil place for them to bring up their families.
- There is a motel just up the road from Bewl... another is not needed on the site. It should be kept as it is to benefit everyone.. not just for people to overnight when there is already a facility very close by
- This is likely financially driven and potentially the best option but I do not have enough information to have an opinion
- I don't see why it cannot incorporate all things with a view to protecting nature. Small unobtrusive lodges eco friendly Still provide lessons of training to disadvantaged children
- The closing of a clubhouse will therefore remove the ability for local residents and tourists to use a clubhouse. A building built on the shoreline for the specific purpose as being a club house.
- Please see my previous comments on the increasingly commercialisation of Bewl. I may not sail, row or canoe myself now, but I should like my children and grandchildren to enjoy these facilities
- This is unsafe!
- It will only add light, noise and waste pollution and will interrupt the migration and behaviour of wildlife
- Apart from the noise, parking issues and other disturbances which would detract from the appeal of Bewl, I think there are safety issues to consider. Already I have encountered children swimming by the sailing jetty, and throwing stones into the water. Usually these people appear to be campers or visitors. Unless the launching areas are properly policed I can foresee problems
- What would be the impact on the sailing club? Where would be the benefit for local people in having holiday lets? None!
- If this is a 'former' clubhouse it suggests it is currently unused, in which case why not convert it to holiday lets and bring more people to the area and boost local economy?
- My interest is to minimise traffic on the access roads.
- Who would oversee antics of overnight visitors? Jet skis? All night parties? No thanks
- Facilities for the development of young people are in short supply and the site should be preserved for that and the natural environment. A hotel will reduce access and be a regression from the opportunity for young people
- This is a rare peaceful area - leave it that way
- Why not convert it into a cafe, restaurant, or shared space? Holiday lets seems exclusionary.
- There are plenty of other places where holiday accommodation can be built but very few places for young people to enjoy nature and discover water sports. The sailing club used to be a huge community of its own but has been run down in favour of

other activities to the point that if I were to join a local sailing club again I'd go to Bexhill and accept the pain of driving there from Hurst Green at the weekend.

- To maintain the reservoir to help young mentally disadvantaged people is of vital importance. To create overnight accommodation and wreck the dark skies over the reservoir would be a complete travesty. It must not be permitted to happen.
- This existing facility would best be returned to use by local community groups: sailing, owing etc. Rather than incurring the additional environmental impact of building additional facilities.
- This would destroy the total harmony of Bewl Water
- Reopen the sailing club
- Ok if the Clubhouse is no longer in use. Is it my reading of them or is these survey question framed to favour the status quo.
- If a suitable alternative is provided for the sailing and watersports club, then I have no issue, but if they take it away and don't provide any other suitable building, then I oppose.
- This is a wonderful opportunity for disadvantaged young people to experience sailing and rowing. This would be totally lost if it were converted into a tourist facility
- This will result in walkers and other visitors being restricted. Both my children learned to sail at this club before it sadly closed - it should be available for local and visitors to sail and enjoy the water not be turned into hotel accommodation that will only be accessible to a few.
- This is unsafe if close to the water
- Bewl should remain a wonderful resource for local people, so the clubhouse should be converted for our use, not holiday lets.
- I used to go to Bewel a lot when my grandson was learning to sail and watching all the young people learning and enjoying sailing seeing how good it was it was important to see something interesting and guiding for young people. Holiday let's would spoil the whole area.
- The facilities for watersports are already lacking in the area, removing what we have currently to add small amounts of overnight lodgings which would disrupt wildlife and the feel of the area is short sighted, and awful for everyone in the area who isn't trying to convert a communal good into their own centre parcs
- Bringing money into the region from sustainable tourism is a great way to promote other activities associated with the reservoir
- Holiday Lets would cause disturbance to the natural beauty and peace of the area, including the wildlife and attract rubbish.
- There is plenty of holiday accommodation in the area. Adding more in an area not suitable or appropriate only reduces the local established business income.
- That would be horrible.
- Strongly opposed

- I am not against a mixed use environment providing there is genuine investment and first class facilities for the water sports and fishing community
- It would be detrimental to the area to have a hotel and holiday lets. There are plenty already in the area.
- Rather depends on how the income would be used and who by. Would only support if the negotiations included long term guarantee for KCC outdoor education centre, and a contribution to Southern Water to ensure water quality is protected/water treatment facilities are not impacted.
- Sailing and water sports for local people, especially young people/teenagers is incredibly important
- Not appropriate for existing wildlife and contravenes Dark Skies policy
- The current facilities are in need of improvement. The plans are looming to do this. The watersports users do not need a large room, however improved changing facilities and a cafe are welcomed.
- See previous comments about links to the local community.
- Which of these is more important in your view? Please indicate on the scale below how you see the relative importance. If not sure, or cannot answer, please skip to the next page- strongly agree this is most important Preserving the natural tranquillity, 'remote wilderness', dark skies and beauty of the Bewl Water area is more important. You have not given people opportunity to answer that question!! Properly
- See previous comments. This is pure greed on behalf of the current lessees and contrary to the original proposal for the use of the opportunities provided by the reservoir, which should continue to be seen as a national and local asset for all, not the few, and in particular not for commercial gain at the cost of the many
- I don't know what's being done with the clubhouse at present. If it's empty then go ahead and convert it.
- The proposal is outrageous
- I don't know about the financial health of the sailing club enough to know whether it is a viable business, if the council was able to find something I might find that the best use of the building. If it was to be turned into a hotel I would like some provisions for the use of the proceeds
- Would there be an alternative facility for the water sports to continue? If yes then this would be acceptable to us.
- I don't object if the impact is limited and the club facilities are reprovided. But to convert the facilities and impact wildlife, tranquility, local access, training for youngsters without providing benefit to locals is a great shame considering how few opportunities there are for local people and organisations.
- Over- commercialisation of Bewl Water will spoil the tranquility.
- Dreadful idea. A slippery slope - awful. Bring back the proper flourishing sailing club.
- What will happen to it otherwise? Some additional tourism will bring revenue to the area and support the local community.

- Only if the educational facility can continue
- Strongly oppose
- Allowing this development would in my opinion have a negative impact on the flora and fauna of the area and would jeopardise bird and other wildlife, due to noise and light pollution. There would also be an increase in people moving around the site at all hours, which will be detrimental to the tranquility of the area.
- This venture would spoil the wildlife habitat and produce light pollution.
- It would be good for profits but would be a bad hit on opportunities for local youth. I personally had a good experience learning sailing and windsurfing basics with my school years back and know a few people who took up those sports because of the experience. If the idea is to increase tourism there are other avenues that can be taken such as opening up the banks to lure fishing on day passes.
- I am fundamentally opposed to overnight accommodation that impacts on wildlife/environment/dark skies/noise
- The commercialisation of the area is against the statutory duties of the Water Board imposed when the reservoir was built. They cannot divest themselves of this duty.
- Again, there are enough hotels etc for those that wish to use them and this would interfere with the night life of the wildlife!! Daytime activities for those that would really get some achievements from these activities would be far more beneficial and rewarding.
- The building has deliberately been allowed to become run down. One man's greed should not be allowed to change this natural gem.
- Loss of facilities to the clubs i.e. changing rooms , showers etc
- I would be less opposed if decent alternative was provided for watersports users - I have no confidence that it would be though
- If the creation of holiday lets led to an overall improvement eg. to the catering on offer, that would be a plus.
- As I mentioned before the area should be kept as it is. Holiday lets will be detrimental in many ways. More desecration of our precious protected countryside. More traffic. More pollution. Increase of noise. Light pollution to a Dark Skies area. Disturbance to those who live nearby. Disturbance to nocturnal wildlife. I believe The Woodland Trust and Sussex Wildlife Trust, together the Bewl Rangers work hard to protect the local ecosystem so that the wildlife can flourish in this unique landscape, which over the years has become a special area for people to enjoy.
- Unnecessary commercialisation.
- See my earlier comments... Development of this kind would be a slow creep towards permanent residences. It's happened elsewhere!
- This would negatively impact my family's enjoyment and participation in watersports at Bewl
- No no no - please no

- There is too much nimbyism in our country, but that doesn't mean genuinely terrible shouldn't be opposed. Bewl is one of the largest and greatest natural spaces in the east sussex/Kent area. as we build more houses in these areas, quiet picturesque areas are needed, hence bewl should remain in its current state the proposal should be blocked and not allowed to proceed
- This is public space that should be used to support the community. It makes no sense at all to develop a hotel to be used by a few with profits dedicated to one.
- If not used currently then why not
- The building is rotten needs so much money spent on it. However as a member I cant see how this will happen
- Bewl Water should be preserved as an asset that has nature , tranquility and leisure as a priority. Growth in Overnight tourism would change the environment of Bewl water to its detriment
- Who is going to supervise this. It's a reservoir. People nowadays do not have any sense of following guidelines. Swimming has never been allowed, wild swimming is all the rage. Even if there were signs people wouldn't follow them. Life guides would be required.The wild life would be disturbed at night as well as by day.
- Renew lease for the Watersports center and continue the Sailing activities.
- It was built as a Clubhouse for all water user clubs.
- This is an appalling plan
- The sailing club should stay as it is, so long as it has enough members to sustain it. It used to be really well run by volunteers until it became mismanaged by a family. It's a fantastic resource and shouldn't be converted into holiday lets.
- There are plenty of holiday lets in the area already so no need for these which would probably have an adverse effect on nature and tranquility of Bewl
- Would support on the basis it is not being used and the outdoor activity centre would be retained
- If Bewl is the largest body of open fresh water, it provides a unique facility for water sports and leisure that would be lost if the use is changed to that of accommodation, which could be located anywhere around the reservoir in the villages and towns nearby.
- It was disgraceful to close the sailing club as it was a very vibrant club and venue for regional sailing. It should be reopened as a sailing club to provide these elite sporting and youth training facilities.
- Sailing and other water sports are a hugely important source of wellbeing, fitness and access to nature. These facilities need to be invested in for local people at Bewl rather than given over to a hotel for people outside the area.
- If it is just going to be abandoned, then something is better than nothing. Is there a new Sailing & Water Sports' clubhouse?

- This will be the ultimate end of sailing as a sport, shore based facilities are a requirement for a sailing club and a sailing club is the only way sailing can be developed as a sport for all ages and abilities.
- Support for activities for young people far more important than 'money-making' scheme, for holiday lets. Lots of AirBnB's around anyway . Dreadful idea!
- Not an environmentally sustainable idea. A vehicle is needed, lighting is needed, noise is created. It sounds like yet another greedy developer wanting to damage wildlife and ecosystems.
- This is a waste of local opportunity and might be nice for visitors but does not help the local community. See my previous comments about Europe.
- it's against the ethos of the whole site - why not put a Hilton Hotel in there and earn some tax revenues
- The opportunity for people to participate in watersports is so important, and the sailing clubhouse benefits far more people than 11 holiday lets would
- The building is in desperate need of renovation and conversion of this building will also improve existing facilities for all watersports users aswell as offer new uses for an otherwise underutilised building.
- If limited to a few months of the year and reduced to 6 let's. I miss the lovely restaurant that was there
- The survey did not allow me to select an option for the previous question. Please give a rating to this answer: Preserving the natural tranquillity, 'remote wilderness', dark skies and beauty of the Bewl Water area is more important.
- Holiday lets lead to noise and light pollution which alters the balance of nature
- See previous comments - the building of this water sports facility was funded by the Sports Council to promote the recreational use of BEWL soon after the recreational use of the water began. It was considered an essential facility for the provision of warm changing rooms, showers, a club room, training / meeting opportunities and a first aid room. When the clubhouse was in full use as a recreational facility BEWL was noted as one of the country's most used sports facilities, a home to thousands ranging from top sportspeople to children taking up new activities.
- Biased line of questioning.
- This should be brought back as a sailing club.
- We should remember our Olympic champion Emily Craig started rowing on Bewl
- See above - keep Bewl as it was originally intended and not turn it into a financial enterprise
- Holiday lets will eventually turn into housing.
- This will take away from the public right to access the largest body of fresh water in the South East of the UK.
- I think that it is only fair to allow others to enjoy the beauty of Bewl

- Profit driven enterprises should not be permitted in the Bewl Water environment. The environment will be damaged and the reason for visiting will disappear. Nothing is gained!
- It should absolutely NOT be converted. The wildlife will suffer..
- Plenty of holiday accommodation available locally to suit all budgets and expectations. Sporting establishments are worth their weight in gold
- I don't think any of the waters edge should be privatised in this manner

Appendix 6 – Planning comments

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- Bewl should be protected for the nature and environment.
- The yurts and expanded campgrounds seem like the owners of Bewl trying to expand their private enterprise at the expense of locals. Once they expand enough and don't support local water activities they'll keep trying to build more permanent overnight structures claiming the watersports facilities are underused
- It is a multi-use area with many interested stakeholders/parties. Surely it is they, as a collective, that could form a clear strategy for the area. A strategy that provides for accommodating sustainable leisure facilities and activities whilst being sympathetic to the wildlife that shares its space. The 'Nymbies', especially those whose properties front the shore around the reservoir, will never accept any development for purely selfish reasons. Nevertheless, their views are relevant and the aforementioned collective can deter any extreme proposals.
- It must not be approved. Once it begins it could continue and this wonderful space that we enjoy will be spoilt for ever. Have we not learnt from so many other mistakes that have been made in the past?
- Only if Bewl Water want to retain it as is and not develop into accommodation etc.
- Bewl Water is located across more than one local authority area and there are considerations that merit its own specific planning policy
- Strongly object to turning it in to a holiday park as opposed to a place for water-based recreational activities
- Wadhurst Parish council should leave planning matters to planning officials and focus on providing a better service to parishioners They are now wasting vast amounts of parish money on personal vendettas with the company that runs the reservoir The vast majority of parishioners don't know about the plans at bewl and frankly care even less
- Bewl water should primarily be about the community as a whole, and not personal gain. The wildlife should be the priority followed by the wider community.
- Not sure - because we have not been told what 'its own planning policy' entails and who is supposed to run it.
- I can't believe any planning authority with the environment in mind could grant permission for any profit driven development within the environs of Bewl Water.
- I voted against the proposals to change use at Bewl and remain of the same view Balance needs of wildlife conservation against tourism. Management on lines of RSPB would be ideal
- It would be good to understand the current demand from the various clubs etc for the building. If demand is very low and can't support the cost of running the building it may be hard to argue against alternative uses.

- Bewl water should be maintained as wildlife and recreation centre not developed as a holiday destination that will attract more cars/traffic and people using already busy roads
- It is a wide area. There should be parish councils and other relevant bodies working together, not all separately.
- I strongly oppose any changes which limit water activities and access to local people
- It is already in the AONB and therefore should be protected.
- Wealden and Rother Councils should be strongly encouraged to have a joint policy on the future use of Bewl.
- Bewl Water should remain as originally intended. To preserve wildlife, enable young people to have positive educational experiences and provide a natural environment for the wider community.
- Stop destroying the nature, peace and dark skies of this beautiful area.
- It should clearly be part of the local plans but does not need its own specific plan
- It's a unique facility for all and should not be commercialised
- I think the reservoir surroundings should be available for all local users.
- Leave it as the nature reserve it's supposed to be and stop turning everything into a hotel/themepark
- Wealden DC are obsessed with promoting tourism at Bewl but have long failed to recognise that, in effect, Bewl is not part of Wealden DC and brings negligible tourism benefits to Wealden. Physically, Bewl is a 'finger' that protrudes into Kent and for all practical purposes is only accessible by tourists from Kent. So, in effect, it is part of Kent/Tunbridge Wells BC.
- The cafe / restaurant and the top playground are not great quality. Would much prefer something more upmarket and water sports / walking / cycling focused - not the party vibe that seems to develop at the weekend.
- None
- Please do not approve the holiday lets. The noise and light pollution will drive away the birds and remove the unique rural character of the reservoir and its surroundings. Approval will lead to further pressures for development. Please also note my request for an answer with 6 rating for the option favouring preservation of the existing landscape over approval of the holiday lets - the application did not allow selection of an option. Though I only rank as an 'occasional' visitor I live close by and have been visiting Bewl for 30 years.
- This proposed development should not go ahead!
- The owners will continue to grow push planning application proposals, growing in context each time. An overarching planning policy needs to be established to set the parameters for the Bewl Water site. All relevant stakeholders engaged.
- Please keep it as beautiful and natural is possible.

- It needs to be worked as an asset. It's a tourist attraction. Particularly that small area of the whole of Bewl. Get more people there using it. However not convinced about self catered units - where are the facilities?? Restaurant etc?
- The Planning Authority need to develop a common approach ahead of the new Unitary Authority. That should be in the new Local Plan. Neighbourhood Plans are also essential.
- I see the local councils elected officials as the essential brake on the proposals in general at Bewl.
- Given the reservoir's unique environmental and community value, it's important that any development — including the conversion of the clubhouse and expansion of accommodation and facilities — is guided by its own site-specific planning policy. This would ensure that the natural character and sensitivity of the area are properly considered while still allowing thoughtful, sustainable growth. A tailored policy would help strike the right balance between protecting the environment and enabling the reservoir to reach its full potential as a destination that benefits both locals and visitors.
- Some limited building is fine but not to change the use of bewl from outdoor activities to lying in a bed! Bedgebury makes enough money without needing to build a hotel, bewl shouldn't need to either.
- Happy with the yurts and campsite but not holiday lets
- Please take into consideration what local residents believe is best. They are the people who use the area the most
- Planning should take into account the wildlife habitat as a priority.
- A comprehensive plan should be drawn up taking account the views of all interested parties, including relating to the Acts of Parliament which authorised the construction of the reservoir. It should be realised that some degree of commercialisation will be needed to contribute to the cost of maintaining facilities at Bewl.
- The company that runs Bewl Water flaunt the planning rules. The yurts have been there before 2024. The campsite makes it look untidy and they just don't have enough or good facilities for campers. I've seen evidence of fires along the edge of bewl too and tents pitched around the water on the walking trails.
- Stealth development ..a look at the planning applications over the years shows this. When it was leased originally to SW 's "preferred bidders", a consortium of investors/ developers they also had big ideas, thwarted by circumstance. Why or how Markerstudy wanted it ,who knows but it was obvious that they didn't do much research as the ' hotel ' on the back field was a non starter. The 'bistro' and wedding venue were equally shortlived . Nowhere can stay static. The site has needed investment ever since SW sold the lease but creating a building site will not do this and only serves to ruin the unique facility. Presently it is neither a country park or a decent campsite and run down. The watersports need to be run as a major

commercial centre..there is the potential for it to be a nationally recognised facility, something lacking in the SE . However the drip of little planning applications , for a site which is only just in ESussex with access actually in Kent means that many in planning offices just don't care. A whole site ,given the AONB/ dark skies etc status, needs protection and governance.

- There is plenty of alternative accommodation in the area, we need to promote existing business in the area who are struggling at the moment.
- Low level, seasonal tourism only with an emphasis on protecting the environment and educating visitors. (Like Rye Nature Reserve, Knepp). Can it be linked to Weald to Waves corridor?
- Please no hotel or other accomodation. There are already other options locally no need for any more
- Structured so at Bewl's core are community activities / sports clubs and wildlife groups and any commercial activities are purely to subsidise these aims rather than for pure profit
- It is or should be regarded as a nature reserve so motorised boats should be reduced because of pollution of the water. Also it should be available to day visitors not overnight visitors as it doesn't lend itself to overnight tourists.
- This is a unique site that should be protected. There should be a cohesive plan around planning and the activities at Bewl that protect wildlife and tranquility and keep this as an open space for the local community
- Not in solution from surrounding communities
- The natural beauty of Bewl must be preserved for present and future generations. Destroying this is an act of vandalism.
- Understanding that Bewl needs to remain financially viable, I am against any overnight accommodation that would affect the peace, tranquility and dark skied of Bewl
- Wealden and Rother District Council should be strongly encouraged to have a joint policy on the future use of Bewl.
- A planning policy to protect Bewl as a nature reserve
- Tourism should be encouraged. Development which creates economic growth is essential. Development is in the already developed areas, well away from the more wild areas.
- It doesnt need development .
- I think camping and yurts of kept to a minimum could be nice additions. Full holidays lets less so.
- The Planning Offices should carefully consider the opportunities, commercial or otherwise that a Dark Skies/ Nature Reserve would bring.
- I thought such decisions should be the responsibility of the water company as well?
- Do not destroy the natural beauty

- Dark Skies and High Weald landscape Cars overnight with lights over the water to access accommodation Accommodation should be sited away from Bewl and its waters edge
- Everything should be done with the wildlife and preservation of the area as the highest priority.
- This is in High Weald and should be protected appropriately.
- I think that prioritising profit from holiday lets over the improvement and promotion of the water sports facilities is very disappointing. The mental and physical benefits of outdoor activities, especially water sports have been proven and access to these activities should be made easier not restricted
- Think that Bewl should remain a wildlife reserve with no planning allowed with wildlife conservation at the fore front
- Many people go there as it is tranquil peaceful and lovely there aren't that many areas like it. Putting holiday accommodation there would spoil it totally.
- The Bewl area should be designated as a conservation area with restrictions to introduce further overnight accommodation
- To make Bewl viable things have to change in moderation.
- Leave it as a peaceful environment. Do not create a Centre parks or similar.
- Bewl is a vitally important nature reserve
- Serve the local community
- The original function of Bewl Water is as a reservoir. The quality of the water needs to be maintained. Increased tourism potentially threatens this. In particular, increased numbers of dogs defecating on the shoreline. Planning needs to take these implications into account.
- Was the consultation process democratic?
- Bewl Water is a precious nature reserve which should be protected for wildlife, and for future generations to enjoy. Having worked with disadvantaged children, I can vouch for the enduring, positive impact educational trips have on students.
- Every effort should be made to recognise and protect its heritage and environmental integrity
- See comments elsewhere
- Accepting that the council may consider this small business as having local benefit the benefit of having a good and proper sailing club, water sports facilities and no overnight facilities far outweighs the small business venture that would benefit very few at great cost to many others.
- Planning in areas of community and natural resource, such as Bewl, should allow for development where there is a good rationale and where it can be leveraged to provide improvements both for the community and for nature and wildlife.
- Work how does Wadhurst Parish Council think finance can be generated without facilities

- I think the planning policy should take into account the interests of the whole population that use Bewl. The top priority should be the preservation of the nature reserve and wildlife around Bewl.
- Yurts and a campsite would I imagine be less outlay to provide rather than converting the boathouse which could be used in a more satisfactory way.
- Its primary purpose is a natural resource to be enjoyed in short visits not as some pseudo centre parc forest
- It could become very commercial. The plans above would only be the start. We could end up with a version of centre parks on our doorstep which would negatively impact on the area and especially the wildlife
- Leave the Wadhurst arm for fishing only.
- Not camping
- Planning must be under the control of local people and for their benefit, not to make money for some outside company
- Leave it alone please
- Encourage active daytime users and some overnight stays for those users, but please don't turn it into a holiday centre.
- Insufficient information to have a strong opinion on this
- Bewl Water has long been a resource sadly under utilised by locals due to lack of access and high parking costs. This should be a public facility and if the barriers to access were reduced would be much more utilised. The conversion of existing facilities to a hotel are not in their own right a problem provided there is re-provision of facilities, job opportunities and access for local people.
- Camping at waters edge and course fishing should be allowed
- It should be governed by its current and future day visitors
- There should be an approved Masterplan in place.
- I didn't have a problem with the Yurts but in hindsight perhaps they shouldn't have been allowed, as I think the Management Company now see an opportunity to use that permission as a springboard for further development. I see that the old fishing lodge has been demolished, and it is my understanding that holiday lets will be built in its place. Unless a line is drawn I fear that in 20 years or so Bewl will become a massive holiday resort and what we have now will be lost for ever. I also believe that water users are low on Bewl Management's list of priorities even though they claim to have our interests at heart.
- We are so lucky! Leave it alone - please
- Assuming this question means that planning is tightly controlled.
- This beautiful spot must be protected from commercialisation for the benefit of the environment and the community
- Previous lack of communication for local people has been very poor. These plans are appalling.
- Pushes away local clubs despite the high increase in fees.

- Focus must be on the spirit of the agreement for the existence of the water. This is the local community. A larger tract of land and many houses, including an entire village, was given up for the greater good. That greater good is now being railroaded for the profits of a company.
- There's been camping at Bewl for years. I haven't heard of any trouble there. Not sure any yurts would make any difference.
- This area is being subjected to huge amounts of development, but Bewl Water should be left with enough facilities for the activities carried on there at present, namely the facilities that Southern Water put in place originally, e.g sailing and rowing club, fishing lodge, cycle hire and the cafe.
- No more accommodation please
- Wealden District councillors do not walk every day at Bewl , it is a way of life , special places like these are being ruined by people who have no interest in the countryside at all it is a crime- how can we ever tackle climate change if you continue to destroy everything in nature
- The former Sailing and Water Sports Club holds immense community value and should be fully utilised for its original purpose promoting water-based activities for people of all ages. Sailing, kayaking, paddleboarding, and similar pursuits not only encourage physical wellbeing but also build teamwork, confidence, and a sense of belonging. This club has long been a place where generations have come together to share in the joy of the water, learning skills that stay with them for life. For many of us, the club is a cherished part of our childhood, a place of friendship, freedom, and connection with nature. It would be a great loss to see it converted for another purpose when it has so much potential to serve future generations. With proper support and investment, the clubhouse could once again become a thriving hub for the community, where young and old can come together, learn, and enjoy everything our waterfront has to offer. I hope to see the club preserved and revitalised, not only for the memories it holds but for the opportunities it can continue to create, so that one day, my own children can experience the same sense of adventure and community that shaped my youth.
- Any planning applications should be considered carefully and weighed against the potential damage to the environment.
- Keep this lovely special area a haven of peace for all animals, birds, insects and humans. It would no longer be beautiful once all this building starts . So why lose it ? Stop while you can! Mental health is a huge issue nowadays and this is a natural answer. Thankyou.
- It should not be made the plaything of a property developer, but retain its tranquil setting with day time activities only.
- The sailing club should be available for sailing ,rowing,watersports
- This is a special amenity across several planning authorities and should be treated as such. The original act of parliament's intention is being lost, this is wrong.

- Discreet, "James Bond style" flats which blend into the landscape and have a bit of outdoor space to sit etc would be a good source of new revenue.
- It's not in Wadhurst area, why is the PC spending money on this
- Those who know and love Bewl Water (formerly Bewlbridge Reservoir) should be consulted and their views should override any council decisions or money-making outfit. Localism is vital in this case.
- I would look to a facility like Kingdom at Peshurst, for a blueprint of what can be successful. Great cafe and restaurant, studios for art and yoga, outdoor spaces for fitness training and venue space for weddings and the like. This type of facility would do so much more for Bewl and the local area, than holiday lets.
- Stop wasting our money on fighting something that has already been approved. Instead ensure they adhere to the conditions of approval re nature and wildlife. Spend our money focusing on issues that benefit local residents of surrounding villages - such as keeping our villages tidy, roads well maintained and doctor surgeries open!
- Show cost of going on to site rather than a warning of ANPR cameras at entrance.
- Some development of Bewl would be a good thing for the community This needs to be constructive and proactive, with clear development zones and ambitions Local facilities should be protected first and foremost. Bewl should also be made easier to access. Why is swimming limited to a certain zone one day a week only?
- Would like it if it were more accessible without a car parking charge or a lower charge. Makes it feel less like you are visiting/accessibg nature.- but rather a commercial site.
- It seems the purpose and mission of Bewl Water is very unclear. Without it how can sensible and sensitive planning decisions be made?
- I would be surprised if the current planning framework does not already provide for strong protections - what may be required is a correct designation for the location - assuming it is wholly within the boundaries of High Weald National Landscape (if not, that might need adjustment)
- Please think of local people who once enjoyed the sailing and water sports facilities knowing that their children could sail on their own with safety boats for protection. It seems it is all about money making without making facilities for the locals. We just have to put up with the increased levels of traffic.
- Bewl Water should be maintained as a place of Nature, not just another holiday park paying lip service to safeguarding the environment on a commercial basis
- I do not see how building overnight accommodation and losing the boathouse will benefit current users or the local community. Bewl water is a very well know and well used facility locally. Our family, our friends, our son and his friends have been to Bewl on so many occasions and built so many great memories. It would be the shame for Bewl water to lose its own identity, just to line the pockets if the owners of Bewl water.

- I don't think Wealden should have approved the Yurts but I agree with the other two decisions. Bewl can have a planning policy but it should never have planning authority. This question is [intentionally] ambiguous/unclear.
- I am surprised Wealden District Council approved this- unless they were constrained by Planning Law
- I have stayed at the campsite many times and all campers tend to keep to the same 10pm curfew. The campsite encourages the younger generation to use the great outdoors.
- It is really hypocritical that Wealden District Council should consider approving these holiday lets in an area of outstanding natural beauty. There are plenty of holiday accommodation sites locally we don't need more at the cost of denying people access to sporting and recreational facilities on the water. Wealden DC impose onerous planning restrictions on local residents who ARE invested in the local community. But Holiday visitors are transient, are not invested in preserving the quiet, dark environment necessary for local wildlife.
- Very disappointed that the local countryside is becoming more urban, bewl water as it is at present is a huge asset to both young and old.
- Bewl Water is a haven for wild birds. Holiday lets are mis used and are not required, where there is a facility close by.
- It should follow the Wadhurst plan. I don't understand the question about the "relative importance" of a hotel & holiday village or a natural environment. I strongly favour the natural environment. I don't mind the campsite, and am pleased that WDC dismissed the conversion of the boathouse.
- When the reservoir was first built we were given a guarantee that there would be no noisy activities on it, no motor boats, water skiing etc and this promise should be maintained. It is VERY important that all the wildlife should be protected and also the dark skies in this area. The birds, like owls, need the dark to find food. 2.
Consideration should be given to reduce parking fees for local people or having an annual parking fee for regular users. This should be easy with postcodes and computerisation. NO PARKING overnight and certainly no holiday lets should be provided, this would cause noise and light pollution.
- Leave the Wadhurst arm free for Fishing only. No other water users.
- Bewl Water needs to have a nationally recognised protection policy for its natural environment
- Yes if run by Kent Council No if present owners wish the new proposals to go forward
- Bewl seem to have it all for the whole family. The rangers are always happy to help and actually care.
- Corrupt
- Need strong design policies to protect the natural environment and protect dark skies and tranquility.

- I don't know what the implications of a separate planning policy are. Please elaborate. I don't think we should be approving any additional permanent or semi-permanent structures at Bewl. Allowing yurts was a mistake because it has been used as an excuse to ramp-up development. Ask instead "what would be welcome at Bewl?" Play areas, coworking spaces, meeting rooms, and more could provide daytime revenue generation opportunities without despoiling this natural resource.
- Wealden have no interest in nature, we must protect the area.
- It seems that Bewl Water has no control regarding development of the site.. This is wrong.
- This is a rather vague question. This depends who Bewl Water is, if it's Marekerstudy - absolutely not. If it's Southern Water, yes, provided they seek permission through the proper planning process.
- A nature reserve can still have camping facilities. But the responsibility is greater. Allowing it to become a 'holiday destination' and no longer a conservation effort, will ruin the ecology and community.
- Further development should be estriced as far as possible, in the interests of protecting wildlife, habitat and preserving the nature of the High Weald
- Stop hiding blatant 'nimbyism' behind excuses about dark skies and wildlife. You need to let the Bewl management run the site in such a way that it can be made to pay for itself, otherwise it will into decline and cease to be an attractive facility for all of us to enjoy.
- Camping at the site should be limited. In my youth as a scout we came and spent several weekends over the year sailing and canoeing. I would come a learn to Fly Fish as a guest and on courses. As a Scout we would do Night Hikes around the area. We certainly didn't have the washroom facilities they have now. Ours were very basic but it was all about nature and connecting with the environment. Be sides our tax's paid for it to be built. This accessibility and affordability must be maintain to provide vital learning experiences. Commercialising a natural resource to the extent that only those who are affluent can afford it is wrong.
- It should not be profit driven
- I think members of activity groups (sailing, disability sailing) should be consulted
- If they must convert should be used to house local people
- It is primarily a reservoir not a holiday camp
- Planning should approve the local amenity for local people. Better restaurant and environmentally sensitive facilities. Water sports for local people including clean enough water to wild swim
- It should reflect the needs of the community as well as protecting the natural environment
- Views of local residents have been ignored over the desire for Southern Water/ Salomons to make a profit over the original purpose of flooding the area to provide water supply for the area.

- Once nature has been scared off due to late evening and nighttime activities of humans there is no going back. Nature has to have protected places and I strongly feel that Bewl Water should stay one of them. Light, and especially sound travels far over the water.
- Anyone who actually knows the reservoir would tell you that any light pollution actually comes from the residents who live next to the Water, generally the ones who complain the most. Go out on a dark evening there will be no light from commercial buildings but all the light comes from residential buildings.
- Concerns over water pollution, light pollution, protecting wildlife, rubbish being left-camping site etc. Natural beauty peace and tranquility is hard to find these days.
- A focused and dedicated plan which is formulated by experts who understand the importance of Bewl to nature, education, and outdoor activities would be ideal.
- Bewl has been an under used resource for years, I welcome change as long as the plans are moderate and sensible. With the parlous state of our water supplies, I'm surprised they have not thought of a way to expand the capacity.
- I think it should be preserved as a nature reserve and not have overnight accommodation
- I believe the current Tennant will continue to make piecemeal applications until he gets what he wants to the detriment of a fantastic water based location
- AONB protection is being ignored.
- Preserve as much as possible
- Planning should always have at its centre the overall maintenance of the wildlife environment.
- Farmland was taken to provide water resource from Kent and it should be treated as a valuable water resource, not a profit making opportunity.
- it's an asset for everyone - not a privileged rent seeker
- The low water levels need addressing to make better use of the space
- I live in Three Leg Cross on the edge of the Bewl Water Nature Reserve and I have never been directly approached by any planning authority to canvass my opinion regarding any development. That is disgraceful and negligent.
- It is an important area for wildlife, particularly for migratory birds (some are on the red list), so it needs to be protected from development and overnight light and noise pollution
- It should be dealt with as a place of special natural interest and not commercialised by mass holiday letting.
- It is worrying that sensible planning decisions that put the community first are constantly being overruled.
- Maintaining the untouched nature of bewl water should be a priority far above a few tourists being able to stay overnight
- The local population should have more input into the planning process.

- I don't really have an issue with more accommodation as it's good for the local area, especially yurts etc. which would not take away from the existing watersports facilities. However, I don't think any of the existing watersports clubs should suffer as a result.
- The area needs to be well managed. A shore side camp site is a potential recipe for damage to the delicate ecosystem.
- Preservation of the natural environment, and access to nature and non-motorised watersports should take priority over holiday accommodation and further development.
- There should be a binding statement of the planning policy for Bewl so that any application that contradicts or undermines it would be automatically refused at the outset. This would defeat the current tactic of the developers where they drip feed smaller scale proposals which, if all approved, would achieve their aim of creating a Centre Parks style resort. Their hope is that the community and the councils will get tired of constantly having to oppose each application. They are fighting a war of attrition and we must not let them succeed.
- Keep it multifunctional. Does not have to be so black and white. Need to be more inclusive
- Primary use as wildlife reserve, nature recreation and water sports / training should have priority over everything
- More effort needs to be made to hear the voice of the local community and not just send out a survey that not doubt won't be listened to.
- I think any future planning should always keep the natural surroundings in mind and not over populate with holiday lets especially at the waters edge, more tourists will mean more litter, more noise and more light pollution. Preserve the lovely natural beauty of Bewl.
- Very much support the campsite and the yurts, as someone who loves camping. Neutral on the holiday lets
- As regard to Bewl Water having its own planning policy who is going to be in charge of it? Locals or a faceless corporation? PLEASE PLEASE PLEASE why, yet again are horse riders barely given a mention in these discussions/surveys, given that there are designated bridle paths attached to this area? Especially since they are poorly maintained & have to be shared with walkers & cyclists and runners, whereas we are not welcome on footpaths, treated with terrifying hostility & ignorance on roads but given nowhere else to go.
- This is commercial gain at the expense of rare opportunity for young people and should be resisted
- Why on earth change what was once a beautiful place to visit. We don't need a Dunolan Park
- Please leave it alone
- Bewl Water is a unique public resource In an AONB DON'T MESS WITH IT !

- Bewl might be in wealden planning authority but access is via the A21 and tourism benefits Kent not east Sussex.
- As said previously, income to run a large site like Bewl needs to be generated somehow. The good old days of Southern Water running it with out the emphasis on making a profit is not the case any more. The site is privately run and as such the owners of the lease want and expect to make a return on their investment.
- Dont
- Rother DC should have a plan too.
- Once you allow some development the flood gates will be opened and it will be built up which would be a tragedy
- Its a significant site that is a water resources asset, national landscape and local social amenity - its impact on the surrounding value is significant and a local plan for the valley (including up to the valley ridge) should be treated as protected - dark skies, landscape and habitat)
- the policy should prioritise use of the lake for the residents for recreation, outdoor leisure and healthy watersport activity, not as a money-making tool for developers
- Light touch camping. Educational. Get the local kids up here on the busses and get them skilled up. Training the future Olympians here, run apprentice schemes of excellence to make semi-rural/ non-office careers a reality. The latent energy amongst young local adults needs harnessing. Get them on site, get them excited by the options available to them, and hand over the reins. Build an Academy
- It needs a very close eye as it is clear that the intention is to massively commercialise the site.
- I do t mind yurts and campsite but current buildings I think should be used as clubs and facilities for activities
- Without commercial development and investment Bewl Water is destined fail and fall into disrepair.
- Brown envelopes will be passing hands..... this man is a billionaire and will get what he wants regardless... he had caused a lot of people a lot of hurt Financially during the takeover of bewl and also on otger projects in tunbridge wells and elsewhere....gutted about it all
- I am supportive of private investment funding and enabling the build out of community clubs as part of a strong symbolic relationship, in particular where local council funding is not available. However this has to be intentional, long term, contractually committed and in good faith.
- It would be useful for a massive amount of locals to be clearly informed of the advantages & disadvantage of future plans
- Nature reserve should be prioritise above all else especially in an AONB
- Yes if an independent body with no pecuniary interest, with the interest of the public at large the only objective.

- I am devastated to hear about these planning proposals Wadhurst Parish Council should be trying to protect the environment, instead of letting someone turn it in to a commercial catastrophe.
- It should be protected from over development
- Very disappointed that the local countryside act is becoming more urban, Bewl Water as it is at present is a huge asset to both young and old.
- Do not change the area into a holiday resort !!
- There should be a balance of development and environmental protection. The two can co-exist with careful and strategic planning.
- Who actually owns it? Please do not turn it into a centre parks or campsite look
- The natural environment of Bewl needs to be protected.
- It needs to remain open to the community for leisure and health purposes.
- This is a poorly worded survey
- Not happy about camping site at water's edge.
- Bewl sits in the edge of several local/parish/district authorities. I feel that some are not fully aware of the implications of these future plans.
- Decisions regarding any planning at Bewl should not be with district council bodies who have no comprehension of the damage they cause. There should be a trust set up to look after Bewl and have the final word regarding any applications put forward. Conserving Bewl should be a priority. A conservation covenant would be the way to go!
- I believe there are grounds for its designation as environmentally sensitive, owing to the presence of specific bird species.
- Leave it alone
- Look after the clubs and facilities you already have there, then develop on discussion with their committees.
- Of the three decisions above, I approve of the first decision but not the later two.
- I strongly feel that further building/commercialisation of Bewl is a bad and damaging idea. Every peaceful corner of Kent is under huge pressure to accept ever more housing (frequently for people from well beyond the county). This oasis has already been considerably damaged and further building should be resisted.
- The environmental issues should be paramount.
- It is a very sensitive environment for nature and wildlife and should be protected
- The nationwide planning policy is sufficient. Trying to pigeon hole Bewl or restrict any sort of development that is sympathetic is counter-productive to the future of the site.
- No objection to a small campsite. No objection to 4 yurts but objection to boathouse being used for anything other than sailing and rowing.
- It was built to store water, leave it as such

- Children need safe space families need a safe place to visit. Contamination of the area more refuse to be cleared, not cost effective , more car pollution to an area of outstanding beauty and wildlife life.
- Should take into account fully the fact it is a freely accessible facility to all providing healthy recreation and preserves a section of our overcrowded and overdeveloped south east.
- I consider campsites and yurts to be more in-keeping with the natural environment of Bewl (providing it is managed well and considerations are made for wildlife and local visitors). Writing as a local family I am a little more concerned about the impact of holiday lets as this has the potential to cause more disruption to the peace and tranquility of the area. I do not feel favourably about a 20-bed hotel and holiday village as proposed in an earlier question and would be concerned about the over-commercialisation of the area.
- The Wealden District Council are totally incompetent they can't even sort our roads in the area and should be voted out. Why would you approve something that is going to have a detrimental impact on wildlife and nature just so some developer can make money. It's disgusting.
- The Planning Policy should not be designed to line the pockets of the owners. Let a 'not for profit' charity buy it for everyone's benefit.
- I feel Bewl is in danger of becoming another form of income for council and business men. Not the original setup
- Yurts and camping in an environmentally friendly way should be allowed, not as it currently is.
- Bewl Water used to be the most wonderful place. A completely natural place where mainly locals went to walk or cycle or horse ride. There were water sports and a boat that did tours. The area has now become a tourist attraction, tacky and unpleasant. As a local I rarely go there because it has been spoilt.
- Bewl Water is primarily a reservoir & as such should have the water quality protected. Would a hotel & camping site increase the pollution of the water.
- PROTECT OUR PRECIOUS WILDLIFE.
- No, I do not believe Bewl Water should have its own planning policy. While it's important to protect the site's natural beauty and ecological value, introducing a separate policy could actually limit the investment needed to maintain it properly. A bespoke policy risks creating unnecessary restrictions and giving disproportionate influence to those who oppose any form of development, even modest, high-quality initiatives that would generate vital income for upkeep and benefit the wider community. Bewl Water is not a private garden; it's a shared regional asset. To keep it in good condition for everyone to enjoy, the leaseholders need the flexibility to pursue sensible, sustainable projects without being held back by over-regulation or narrow local interests.
- I

- Let more people enjoy Bewl
- Approve of the decision to not convert the boathouse to holiday let's
- Don't let commercial gain override a public asset that has worked for 50 years.
- It is ridiculous how the planners will refuse planning to build in the garden if a house in the center of Wadhurst because it might be visible from Bewl but they are pushing to build accommodation on the shore line. Raises questions as to corruption. But I think it would be dangerous for there to be a separate body handling planning policy for Bewl. We just need more public consultations like this to pressurise the council.
- It would be interesting to know if the council stands to gain financially were the planning to be granted
- It should become a dark sky reserve
- Please stop to consider the enormous value that Bewl Water has to offer to so many people. The mental and physical wellbeing, the habitat to wildlife, the support to young people and their education.
- First and foremost this body of water is our reservoir and it is not meant for swimming in it, but somehow we now have a water park with swimming, campsites and the expansion of the proposed leisure side of it as a business. There is no one who fixes the paths or checks on the activities it seems to us locals so why should we agree to allowing the leaseholder to capitalise on it at our expense?
- It should have an integrated management plan and supplementary planning guidance so planning us not piecemeal but part of a whole estate plan
- Policy is policy not law. Things change. The arguments placed by WPC have been flawed at each stage. Locals use Bewl on a daily basis for their own agenda then go against future infrastructure which will assist keeping Bewl as a functioning facility. You can't have it both ways.
- The priority should be preserving the nature and beauty of bewl for future generations. The planners should ensure that local residents who have chosen to live near it for its beauty and tranquility do not have this taken from them by it being turned into a tourist hub.
- The planning allowed is an abhorrent abuse of the original intent of the site as a preservation area for nature and as a community asset in which we could be proud Turning it into a poor version of a Sussex Center Parcs will ruin it for everyone
- I plead with all planning officers to stop ruining this wonderful feature that we enjoy
- We must preserve this beautiful spot from further development.
- I do not trust the current owners to act in the best interests of anyone or anything except commercial interest. If they were at all concerned about the well-being of visitors, they should have done the following (and yes, I have written to the management without receiving any replies): * Ensure the signposts are clear of vegetation so cyclists and walkers know when to turn off/onto the lanes around the Nature Reserve. * Make it clearer that it takes a long time to walk or cycle round 13 miles. * Advertise clearly the fact that there are no refreshment or toilet facilities on

the route - those of us who live on the lanes are endlessly directing lost groups, providing water, explaining where they are on the route, even offering lavatories for people who have not a clue.

- Yurts and camping are find by me, I think it's good to encourage children to camp. If there was a campsite I would definitely walk down there with my kids and my tent to camp. A hotel is maybe too much though
- accommodation for tourists should be promoted in the surrounding villages rather than disturbing one of the important wildlife areas in the south east.
- No development should be allowed. It is an amenity for people to enjoy nature and tranquility not a theme park!
- Accommodation of any kind next to the water will affect the wildlife, the look of the area and probably the water quality.
- I can see the side operating as one does abroad at Sille Le Guillaume (Lac de Sille) in the Mayenne region of France. The camping and holiday lets are set amongst trees so it is not obvious. The water is share amongst swimmers, split into shallows and deep in two roped off areas , paddle boarders etc outside the roped off area.
- It is a very special outdoor space, full of wildlife and provides educational support - please don't destroy it
- Bewl should be left alone, there will soon be not enough quiet areas left for people who simply wish to walk, enjoy the wildlife and nature without constant noise!
- Yes if run by Kent Council. No if the present owners wish the new proposals to go forward.
- I highly commend the action to survey residents and visitors to Bewl Water and can only hope that the benefits of the ecosystem are not trumped by the lure of income from holiday lets. If a financial calculation could be done to quantify the environmental benefits provided by the nature reserve there would be no question of further development at Bewl.
- Any planning should make provision for access and for watersports and children's activities to improve
- Should be preserved for nature
- It should not have overnight permanent accommodation.
- It's in an area of outstanding beauty and should be preserved as such
- Our country as a whole is losing Its Natural spaces at an exponential rate - Bewl Water MUST be protected as a space for Nature but not at the cost of human habitation which will destroy it
- It's a reservoir. End of. The water should be clean, the fish healthy. Water sports should be fishing, sailing, canoeing etc during daylight hours. If people want to party they should go to Magaluf wherever that is.
- Do not make decisions that will let others ruin it.
- This is a unique and special site. Please respect it and bear in mind that radical changes may never be possible to o undo in future

- Please please do not let greedy, self serving developers steal more of our natural assets. Let's give nature a chance to thrive in this wonderful space without filling it full of visitors who won't respect or care about their impact they will have.
- Planners should be able to take into account Health and Safety.
- It should have the greatest level of protection.
- I'm not sure what is meant by the last question. If it means the owners of the park can do what they like, then "no". If it means there is an independent planning strategy for the future management of the park, then perhaps.
- Our disapproval is regarding the holiday lets as we are unaware of the intentions and impact on the local community needs and the conservation of Bewl
- Please include Kent County Council as a future consultee - key contact for consultations stephanie.richardson@kent.gov.uk
- Please take more account of the area of outstanding natural beauty
- All planning should go through a process such as this, where those who use the area have a say in what happens to it and can give advice or opinion.
- Any proposed development at Bewl Water is environmentally and morally wrong: it is within the High Weald AONB, would have a devastating impact on both the environment and wildlife (a similar impact to that which occurred when the reservoir was being constructed), and rather than improving facilities, would actually have a detrimental effect; it's hard enough now for people in the area to have access to green space for their own benefit (most land in the area is privately owned, with either limited, or more usually, no access), to take away yet more freedom, would be totally unacceptable!
- Planning for who. Who benefits financial. Can it have its own policy, who would chair it, who would be on it.
- It's a reservoir used for recreation not a holiday camp
- I have no expertise in this area, but have always loved having Bewl on my doorstep for walking/cycling/using the cafe in passing/teaching myself and others to sail/windsurf. Please preserve its beauty.
- If an application complies with planning law(incl. Local plans) then it is not much we can do. Therefore, a single planning policy should be encouraged.
- Total

Appendix 7 – General comments

All comments are as typed by respondents. (Spelling and grammar have not been corrected.)

- It is a precious and beautiful facility. It is environmentally sensitive and should be preserved, also out of respect for the village that was flooded.
- Bewl water is very under-used.... It should be opened up to allow everyone easy access.
- Bell Water is a beautiful, picturesque location. I love the tranquility when walking here. It's wonderful seeing the wildlife living freely here. When friends and family visit us, we take them down to Bewl for a walk and they all love the place. It's a very special, unique spot. The wildlife and countryside should not be disrupted. It should be protected as a Nature Reserve. Building anything here is going to disrupt not only the atmosphere, but also the vegetation, all wildlife and will pollute the area. Not good for the environment either.
- It should not be overly developed and converted to a leisure facility resembling disneyland
- When is the owner of 1 Warwick Park going to restore the Spring on the Pantiles.
- I have said enough. Please preserve this wonderful part of the AONB against property development.
- The peace and tranquility must be maintained. This is a nature reserve, to be enjoyed in the daytime. What is there to see at night?
- I have said everything in my earlier comments...
- Allowing this to be a holiday destination will mean a worst environment for the wildlife and for future generations of people who need peace tranquility and who love this planet. This is all about money. How v v sad.
- Please see earlier comments
- "An unstoppable force meets an immovable object". By that I mean there seems to be a determination to increase the leisure facilities at Bewl, especially with regard to accommodation. This is being met by a pushback by some locals, especially those who live by the water's edge. Personally, I think the advantages to the local economy, especially the seasonal jobs for local youngsters, will outweigh any objections SO LONG AS the authorities ensure that the plans for all developments are sympathetic to the environment; e.g. waste management, discreet lighting, restrictions on the hours for bars and restaurants and strict house rules for visitors and those overnighing
- This is a very serious issue and it may be a one off chance for all interested parties to get a solution. Clearly the environment must be protected and the educational side continued. To do this, some sympathetic residential facilities could be offered within a business plan that would support BW as an entity.

- Just very sad to see the mess it has become . There was no need to alienate the Sailing Club or any other visitors . The leaseholders are solely custodians of the country park with adjacent reservoir. They have no experience of land or faciities management and it shows.
- I'd like to see it retained pretty much as it is now with the Boat House developed to provide a thriving hub for all water users. We must remind Bewl Management that they manage a resource that should benefit all of the community and visitors should be encouraged so that they can enjoy the unique beauty and wildlife of the site. This does not mean they have to seek to monetise the site at every opportunity.
- Keep it wild, with minimal development.
- Leave well alone; Bewl already has got a healthy mix of leisure activities side by side with public access for walkers and cyclists. Adding any more tourism would overload the site, and destroy its character.
- Development is great, need things that generate economic growth
- Cafe could be better with better coffee Parking charges are actually higher I paid £7.05 for 4 hours because Ring Go add on their fees
- When it was built we were assured that the leisure activities would be daytime activities such as sailing, fishing and rowing. An attempt to turn it into a holiday village should be strongly opposed.
- South the water should be held to account for not maintaining their side of the lease, for instance Fencing
- Bell is a treasured nature, leisure and sporting centre. The previous managers seriously downgraded the opportunities for using the water by closing the sailing club and clubhouse. The new facility does not enable education or the ability for young people to grow into the sport and participate in regional sailing. The reservoir surrounds are ideal for local and visitors to use for walking, running, cycling and horse riding. Increased development would be detrimental to the character and affect the use of the area.It is also contrary to planning policy, such as Wadhurst Local Plan.
- Find ways to keep water levels higher so it's a more pleasant place to go to. Adding accommodation will be a white elephant, as the guests will only see a mud bank.
- Keep it peaceful. Cycling/walking/riding in the narrow part of bewlbridge lane between the entry and exit is lethal. It is closed in the summer months and should be closed permanently.
- Bewl Water is a beautiful place of tranquility which was the original plan when being generated. Building accommodation would totally ruin this ethos with noise and light pollution. Also this would the destroy the wild bird habitat which is a key feature of the area.
- The site was at its prime when the sailing club was still healthy and sizeable. The rent increase was a very large nail in the coffin

- If the current proposals, which are modest in the grand scheme of things, are blocked, the real risk is that the site will stagnate. Without the necessary investment, the costs of maintenance could outstrip income and the result would be a once-beautiful place left to decline. That outcome would not only harm the natural environment but also invite neglect and antisocial behaviour, which would have a far more negative impact on the area and local residents than the carefully managed development being proposed.
- With the loss of so much of our local landscape to building, the preservation of natural areas is hugely important. This includes ensuring nature and wildlife can flourish and be protected, including dark sky areas.
- It's one of the reasons we moved from London to Wadhurst 30 years ago. Remains a strong local attraction. I appreciate the improvements to the main peripheral pathway over the years and would encourage that to continue. Have regularly (frequently) visited every one of those 30 years. But I would never visit if I had to pay for parking.!
- The clubs need to be better supported and protected
- I think it is ridiculous that ANY form of development at Bewl is even being considered being granted permission. The fact that Planning appears to be continually refused to improve and develop (on a very small scale), the odd derelict farm building in the area, then to even consider developing Bewl makes a mockery of other, far less impactful applications. Bewl is supposed to have nature in its best interest, which development is certainly not doing.
- Its attraction lies in the fact that Bewl Water is unspoilt and a haven for wildlife. Expansion of holiday /short stay facilities will threaten the very things that make it a wonderful place to visit,
- Should be enjoyed by everyone. The grounds are kept to a very high standard.
- I would like to see the recreational and water sports facilities at Bewl Water protected and improved.
- Bewl's nature needs to be protected. However we all must share this beautiful corner of England for the enjoyment of everyone. Daytime visitors should be encouraged and good upmarket facilities made available but visitors staying overnight disrupts nature with all the noise and light pollution plus more concrete and litter.
- None
- I would prefer it stays as it is with no overnight accommodation. The current facilities with the swimming play park is enough of an intrusion on the peace. It would also be good if there were fewer cyclists.
- Installation of overnight accommodation particularly a hotel, will spoil the environment, will be abused by visitors and encourage light pollution in an area of outstanding natural beauty.
- Areas of water such as this is dangerous at night.

- Leave it as it is. It's nature's home. Improve the sailing/nature experiences without encroaching on habitats.
- Please don't turn it into Centre Parcs!
- Bewl Water must be protected as an area of national importance
- Bewl water should be a community asset
- Yes! It is lovely to see it being well used, as it was at the time when Tri Swim were operating and everyone was welcome. A bigger footfall would lead to improved facilities. The Boat House Bistro could have been great, but the fact it seemed to be run by teenagers let it down. Letting that to a decent operator would be great. And the cafe mainly seems to serve rubbish - it would be more consistent with its environmental aspirations to serve healthier food. The last time I was there there were only cakes and ice creams available.
- Previous applications for facilities close to Bewl Water have not honoured commitments made whilst applying for planning permission.
- Bewl should be conserved and protected. It is a unique area of water, wildlife and nature, found nowhere else in southern or even northern England or Scotland. Once it is built on and turned into a theme park there's no going back.
- I think we should continue to celebrate the nature and environment.
- I would like to know why this ridiculous survey has been commissioned. The questions are totally biased
- The best thing for the future of Bewl water is to stop Wadhurst Parish council from continually interfering
- As a local, I don't go much to the cafe / centre part of Bewl as it is too busy and down market. The sailing courses run at Bewl are great, and I'd much rather it be used for things like this / Outward Bounds.
- Balance the commercial opportunities and needs of local people please!
- It's a beautiful facility but the boat needs to come back! Holiday lets are a good idea too to maximise returns. Rowing for teenagers would also suit us. There's a huge opportunity here to grow without destroying its essential function but it needs thought.
- Enough of Kent's wild spaces are being destroyed by reckless development and money grabbing corporations already. We must preserve and help improve important places such as Bewl. It is also vital that there are places such as Bewl for youth water sports and recreation.
- Gentle development of all the current facilities ensuring that enjoyment of nature remains at the centre of all plans so that no development takes away from this.
- I have lived here for a very long time and Bewl Water is very precious to me and my whole family. I walked around parts of Bewl with neighbours each week plus with my family.
- was well run years ago as an excellent sailing lake and fishery. Poor management by companies and people interested in short term profits has proved to be hugely

harmful as one would expect. The proposal to build holiday lets and run down the sailing even further will cause even more harm to Bewl and to the people. Of course the idea should be rejected but I have every faith that the wrong, short term and harmful decisions will be made.

- Are the details (e.g conditions) of the sale of the land by Southern Water public knowledge (a public body)? Southern Water still own the reservoir and therefore a major party in the decision making. What is their opinion? How can such a protected site, be open to discussion on planning applications? A planning policy needs to be established to cover all future development. How can overnight accommodation be developed when Natural England recommended to DEFRA that Bewl Water be designated as a Special Protection Area (SPA)?
- More development in the existing developed area is fine. Would encourage improvements to the round route path to make it more accessible Would be great to have a full cycling link to Wadhurst, ticehurst and Lamberhurst from the round route to allow those villages to get visitors up.
- Bewl Water is really important for nature and local people's health and wellbeing. It should be prioritised for these purposes and not for tourists. Visitors to the area are able to visit Bewl and enjoy it's tranquil atmosphere and watersports. These should be prioritised over accommodation, of which there is plenty nearby.
- It should be protected like a National Park not monetised
- Bewl Water should be sensitively enhanced to make use of the natural resources and to accommodate all even if this means providing some form of on site accommodation as well as camping. In my mind this would be of benefit to the area as a whole and also provide additional employment opportunities.
- I think Southern Water Services (SWS) should ensure it fulfils the conditions of the Acts of Parliament which authorised the reservoir's construction. It is not acceptable for SWS to "wash its hands" of the responsibility of its tenants activities.
- Would like Bewl Water to remain a nature reserve for all to enjoy
- It needs to be protected from the bi products of agriculture so as to stop the water being poisoned Need to stop cyclists cycling on areas which are closed to them. Need to encourage local residents to use it more by improving information and safety range in the village
- It could be so much more - it is stunning .. more water sports pop ups... BRING BACK SAUNA SWIM.. pop up bars.. create more beach / sup experience
- Better maintainance of the footpath. Do NOT put sharp coarse grit on the surface. Remove the underlying fabric that was put down, because in many areas it is now exposed and causing a TRIP HAZZARD.
- I support your challenge albeit that it failed
- There are so few places left where people can enjoy nature keep Bewl a special place so people can learn outdoor activities and about nature and just enjoy walking dogs. Sailing, rowing, fishing. Respect the locals, nature, tranquility and the dark skies

- Being able to take my bike and running buggy down to bewl from wadhurst is more important to me than the b&bs. Making footpaths more accessible will encourage more local use. I'd rather not drive and have to pay, if I can access via blacksmiths lane or near the old vine. Making it clear what the full plans are would have been very useful before asking people to complete this questionnaire! I'm still not sure what has been actually put into planning and what the doomsayers of wadhurst are imagining will happen!
- Can we please preserve what is a beautiful space. I would prefer to see activities that support the local community - like for example the sailing club returning
- No, all comments have already been made.
- Having seen first hand the poor quality offering at Salomons Estate I fear that any development at Bewl will be poorly thought out, poorly executed and poorly maintained.
- Just SAVE it - DO NOT WRECK IT!!
- It should not be commercially developed and spoil it's natural ambience. Sports and non motorised recreational facilities should be supported and developed, and car parking charges reduced to encourage cafe attendance.
- I have no problem with the development of accommodation at Bewl - I feel this can co exist with the existing nature reserve and provide local jobs and income for business in the villages .
- Once a place like this is opened up to commercial development it is impossible to turn back. The country is running out of too many pristine environments.
- I do not believe that any long sighted planning authority can't see that commercial development of any kind would see the demise of the Area of Outstanding Natural Beauty. In the very short term we would start to see the very reason for visiting actually negated. It makes no sense!
- If this is going to be a commercial development just abandon it - pave it over, put a Hilton Hotel and call it a day - it's a disgrace this erosion of public spaces is happening
- We have been bombarded with regular planning applications to develop overnight accommodation at Bewl which we vehemently oppose. It should be developed to provide daytime leisure facilities for all ages.
- Just to see it developed in a thoughtful way preserving it's natural beauty and peaceful place to enjoy. Not a tourist free for all.
- Per previous comments
- Keep It natural. Day visitors parking provides income and should not be expansion into overnight accommodation
- As the largest body of water in the south of England access for water users should remain a priority.
- It should be preserved from a wildlife and dark skies perspective. Planning in the surrounding area is very tough on dark skys preservation and therefore, bewl water should be tge same. Not double standards.

- It needs good facilities to encourage an appreciation of nature, to help people stay fit and to experience a peaceful tranquil environment free from stress.
- I would benefit from a day pass to access the water on a SUP rather than an annual membership or renting a board.
- no, but think it should be deeper so the water would go further during droughts. at the moment it doesn't look like a reservoir. And what a criminal waste of money the overflow pipes are. It would be laughable if it wasn't so useless. How did anyone ever think that was a good idea. An absolute farce. When the water level is so low what happens to the fish ? There's no oxygen for them.
- Bring back the sailing club.
- People who don't live in the area, use the facilities should not be able to have a say in what goes on at Bewl.
- I used to live at Ardingly reservoir where we sailed (all my children learnt to sail there) and we could walk around the reservoir and there were bird hides and it was a wonderful nature reserve with a great cafe! The sailors were very respectful of the bird life. A superb local attraction- overnight stays were not necessary.
- Do not ruin it with tourist accommodation etc
- There should be a clear plan for the future of the water with focus on community. So much more can be done that benefits both community and landlords. Surely a mutually inclusive plan can be hatched where all profit. Financially for the landlord and from by giving access to a great facility to all, locals and visitors alike.
- The paths do get way too muddy, which deters me from visiting. As locals know, parking is free if you enter from Rosemary Lane which makes the official parking charges seem quite outrageously expensive by comparison.
- Leave it as it was in the 1980's - family use, adventure playground, walking, fishing, clubhouse, sailing etc etc.
- It's retention as a water supply, with boating training and activities, lower cost parking or none, and a cafe facility if possible as a revenue stream to support on-site facilities. NO COMMERCIAL activity other than the cafe. Plus a greater input financially from the Water companies to support the above comments. Lastly it's current retention as part of a dark sky location - we do not need intense bright lighting at unsocial hours, other than lighting for H&S requirements. Thank you.
- Bewl water needs to consider wildlife before making any changes. The water quality also needs to be improved ahead of any commercial reasoning.
- The gulls need to be protected. We must stop any building works.
- Bewl is a fantastic asset that needs to be curated properly to fulfill it's potential. The piece meal approach over the years and high cost of entry has diminished its use for locals and harmed the ability for Bewl to capitalise on the ready local audience of participants who would welcome improved access and facilities.
- I walk up there regularly and have always noticed how few people are out enjoying it. Despite its peacefulness and natural beauty, it feels underused. Given how many

people live within an easy drive, it really should be opened up more so that more people can experience and appreciate this wonderful resource.

- I have lived in Wadhurst since 1982 and have always walked there with my daughter, dogs, mother and friends. Initially there was no charge, it has increased over the year, but with the introduction of the ticket machine it has become more and more expensive, when most of the time I only want to walk for perhaps an hour or so with friends or on my own and then sit with a coffee or something to eat and enjoy just looking over the water and watching the birds.
- Once accommodation has been built, it will never be removed, so need to be very careful not to spoil the nature reserve/tranquility aspect of Bewl Water. But if all major activity/accommodation/noise etc. be kept down one end and an area of Bewl Water is reserved simply as a nature reserve, that could be a compromise. Primarily, BW is a water reservoir. Secondly, it is a nature reserve. Thirdly, it is a large body of water that should have waterborne activities in one area for everyone to enjoy, including a teaching/training facility for sailing etc. Fourth, given its location, it either means lots of cars visiting on day trips, or perhaps fewer cars with people staying overnight or on short stays.
- Bring back the trout breeding grounds and cages.
- It should be kept as is but improvements made for day visitors. A drop in parking fees would make the site more accessible for those on lower incomes.
- When it was built we were assured that the leisure activities would be daytime activities such as sailing, fishing and rowing. Any attempt to turn it into a holiday village should be strongly opposed.
- It's a man made reservoir, that has (sort of) become a destination. Make the most of that and make it better. What happened to the outdoor cinema nights for instance?
- I just hope it will be left primarily as a wildlife area with care for the environment at the centre of all decision making. I would hope children and young people would be encouraged and welcomed as part of educational visits, with schools and/or public transport being an integral part of the initiative. I would also hope families would be welcomed and encouraged to visit in a positive and responsible way.
- Bewl Water is an important site for local and international (migratory birds) nature. Many local groups are campaigning to make a large part of a High Weald an International Dark Skies Reserve. Increasing light pollution (and noise pollution) would substantially reduce the possibility of this being able to happen.
- The current facilities are expensive for locals to use
- Should be maintained as a wildlife haven, with opportunities for recreation in nature such as walking and watersports, bushcraft
- It should be left as it is with a few minor upgrades to facilities like dog poo bins etc
- Some places need to be conserved and protected and leisure pursuits supporting the economy Health and well being are a vision of WDC, they should support the parish and parish councillors , new leisure facilities are being built by WDC in Hailsham for

16million. The facilities at Bewl should have been protected supporting the community Bewl should be a SSSI and protected as a sanctuary for nature conservation

- Save it from development!!!!!!
- You should be able to launch a kayak/paddle board and swim wherever on the lake at your own risk. It's ridiculous that the water is okay to swim and pay £££ to do so by the visitor centre, yet everywhere else it's "dangerous". This point is particularly true if Bewl are planning to get rid of the canoe and kayak facilities. The paths around Bewl need to be better managed. Horses churn them up and in the winter some of the paths around the Flimwell end are virtually impassible due to the mud. The cafe is terrible. Should be managed by an independent coffee company. There should be more benches and the existing ones should be taken care of too.
- We do not need more holiday lets, traffic or light pollution in the area. The development proposal is about making money at the expense of the environment and quality of life for local residents.
- My children learnt to sail at Bewl and we have done many walks and cycle rides in the past. Please keep it as a nature reserve and daily water activities.
- It's beautiful therefore should be utilised fully (nature preservation and encouraging more visitors).
- The development is mostly outside of the parish councils boundary. The high court challenge of the planning inspectorate was a waste of public funds. More off the road cycling links from Wadhurst to bewl would be greatly beneficial. Signposted to encourage people upto the village.
- I suggest that given the continued pursuit of development by the current leaseholders, despite local opposition, their lease should be terminated and awarded to a not for profit organizations representing the interests of local community groups. This would align far better with the original act of parliament which sought to promote local community and leisure uses.
- As our countryside is slowly being concreted over and urbanised I think its more important than ever to preserve habitats such as Bewl for people to go and reflect and escape the business of today's lifestyle.
- It is not a tourist resort. It's a reservoir nature area, area for walking and enjoying that nature. Water sports should be allowed. Daytime Café facilities acceptable.
- Plans to improve the round Bewl path to make it usable throughout the winter will encourage better use of the facilities and attract visitors in low season. Bewl's endeavours to close the path to cyclists and horses during the winter, claiming it is a permissive path, is incorrect and disingenuous.
- Keep it as a peaceful calm area. There are so few with a beautiful wster scene. Bring back the flourishing sailing club.
- Needs preserving as a country park

- Changes to the cafe and play area are welcome, but I strongly disapprove not only of the proposed developments but especially the underhand way the developers have gone about driving the thin end of the wedge. If they had been more open and transparent up front, the answer would still be “no” to proposed holiday lets and hotels, but they would not have spent the goodwill they had with the community.
- I have lived locally all of my life and I am delighted to see development within the Bewl site. I fully support holiday let's and a hotel if development is sympathetic to the environment. It will support the local economy and encourage more people to visit. It upsets me that some local people are so against progress and development of a local asset that has been a bit neglected in the past.
- Bewl Water was initially created to provide drinking water for the Meday twons with the understanding that it would provide recreational and other amenity facilities for the community that surrendered homes, farmland and countryside - NOT for the benefits of the hospitality industry.
- Bewl water is a lovely area and provides a peaceful relaxing spot with just the right amount of activities for all ages.
- I would welcome the introduction of swimming access at Bewl
- Prioritise wildlife management.
- This is now the fourth comments box in this survey - it's getting irritating!
- The beauty, wildlife and peace and quiet , at one with nature is what attracts many people . More developing will ruin what is so special about Bewl . A case of profit , enjoyment for a few minority at the expense of the majority and wildlife . Strongly oppose to any more development .
- Should aim to strengthen Bewl water as a wildlife reserve. Aim for SSSI status, as was looked into for seabirds in the past, and preserving the natural environment for the abundance of animals and wildlife there
- It feels a bit tired in the main building. It could be given an upgrade in order to feel more welcoming. The interior feels rather neglected especially when you consider how amazing the setting is with spectacular views over the reservoir. Many times after a walk you don't often feel like going to the cafe as the it's not always very inviting which is a real shame. The potential for improvement is there, years ago it was very inviting with a small shop and a real buzz about the place which in turn encouraged us to visit.
- Why spoil the "Jewel in the Crown" (or should that be the "Bewl in the Crown)?
- Environment over money
- I feel Bewl water is under used and if properly managed overnight chalets are introduced it would lead to better facilities , money would be generated. as long as the chalet hire was a benefit financially to Bewl water management of the reserve.
- Retain its natural beauty and get rid of the naff events and hopeless cafe (and hopeless staff)

- The applications for holiday lets 'ride rough shot' over any consideration for maintaining an area of outstanding beauty
- Please take into consideration the needs of horse riders who, despite popular belief are neither rich nor as damaging to footpaths/permissive paths & bridle paths as popular opinion would portray us since we are in significantly lower user numbers than walkers/runners/cyclists. We do not do weekend mass events unlike runners & cyclists, who are free to use our few & far between, poorly maintained bridle paths with impunity and no notice leaving us nowhere to ride but dangerous roads.
- Leave it as it is. There are enough money making enterprises around already, let alone ruining this beautiful tranquil site. Cheap money grabbers bugger off!!!!
- I really appreciate the maintenance of paths and fencing... there could be more!
- Covid taught us to value and treasure nature. The benefits of exercise in natural surroundings are well accepted and documented. The tranquility of Bewl should not be spoilt by building for commercial gain.
- keep it as natural and beautiful as possible and please open up bank fishing
- The environmental considerations should be paramount.
- Please protect nature , the dark skies and the quiet unspoilt area. Species like the black headed gull have a large winter roost and bewl water provides a great habitat for the protected dormice.
- I feel I have listed all my thoughts
- The proposals are totally unacceptable. It does not accord with the legislation introduced when the Reservoir was approved.
- Do not ruin this special place for greed. How long before an application to change the holiday let's to residential is applied for because it's not not viable as a business
- Bewl Water and the owners need to make it a viable business in order to maintain and improve the facilities for visitors. However, it seems that the many day events - tri athalons, running clubs, car enthusiasts, Father Christmas set up, bike hire, aquapark, user clubs, income from the visitor centre/cafe and car parking should make the whole site viable without year round overnight accommodation.
- Reinstate the sailing club and clubhouse. Provide seating to reflect the beauty of the area.
- It should be left from further development
- Why has Southern water allowed the reservoir to get so low? why have they pumped sewage into the freshwater reservoir?
- No just that the Wealden Council shouldn't be proposing things that have no benefit to the local community and also shouldn't be proposing things that will disturb wildlife and nature.
- The natural environment should be preserved. Wildlife should be prioritised over development. Bewl should be kept as a place of peaceful tranquility accessible to all - human and animal
- Leave well alone,

- When the land was requisitioned and flooded in the 70's it was on the understanding the peace and tranquility of the area would be maintained. Daytime visitors to the visitors centre could be encouraged to engage with activities such as dog walking, bird watching and learning about the natural environment, along with the educational aspect of water storage and use. Overnight accommodation for those using the sailing or canoeing facilities could be continued through camping or yurts with the emphasis on compatibility with nature. Any future development at Bewl must take into account the maintenance of peace, tranquility and dark skies . Litter collection around the entire perimeter of Bewl water must also be considered and carried out on a regular basis. Friends of Bewl could consider creating a team of volunteers to carry this out.
- Please save Bewl for use by the residents of the area, as the biggest body of inland water in the southeast it must not simply be sold to the highest bidder, the surrounding area will be poorer for it if it is.
- I used to fish there, but facilities are not what they were. Where has the trout farming/ cages gone?
- It was originally built to provide water to the Medway Towns; a place for people to sail; canoe; row and fish. It was not intended to be a Water Park or a Holiday Resort. Also, the only motor boats allowed are for rescue and fishing
- It is a wonderful facility and the public need to be encouraged to benefit from it, without detracting from its tranquillity or affecting local nature.
- I hope comments on this survey are listened to
- A middle ground needs to be found
- Any development would need to be in keeping with the general ethos of the environment. Sympathetic.
- It is beautifully maintained - so much wildlife - please don't let this beautiful place be ruined
- It would be great if we could turn the clock back to when it was managed by Southern Water.
- Bewl water should be protected for nature and the overdevelopment of our local beautiful area worries me greatly
- I want Bewl to remain much as it is - children can learn to sail, families can use it as a rare spot of accessible nature in a crowded area. Further holiday lets are not inherently bad and I don't object to them if the existing facilities can be maintained.
- Bewl water is not a playground for the rich. It is a special place to preserve health of nature and people. It should be recognised a conservation site not a commodity. Community benefit and wellbeing could be drafted into a policy for Bewl Water. Could Sussex Wildlife Trust help! Or the RSBP?
- It is important that we keep Bewl Water as a nature site and a place for people to walk, go rowing, cycle or walk dogs. We must not let developers move in because eventually less and less of the land will be available to the public.

- It's already pretty busy with competing water users. Maybe encourage other dsy users such as cyclists and (dog) walkers by reducing parking charges.
- Owner, leaseholders, landlords of this unique and beautiful area on the Sussex/Kent borders must not be allowed to change any further parts of the site into short or long term accommodation. Those responsible for dealing with any planning applications must not bow to pressure from anybody, any company, any other authority and should simply make it clear that any such applications will not be approved. In doing so it will bring to an end the drip, drip string of applications to a close. This is a precious natural area for a host of reasons that have been stated again and again during the past 30+ years and it must not be developed simply for individual or corporate financial gain.
- It should remain as it is, a water supply resource for the public and wildlife reserve.
- Others than what I have said already.
- Reinstate the sailing and clubhouse . Provide seating to reflect the beauty of the area.
- Please protect Bewl Water from development
- I want to be able to get my children involved in local water sports when they are old enough. It is part of the reason that I moved to the area, as I kayaked and sailed when I was younger. The owners of the Bewl campsite are trying to deprived the local community of a fantastic natural resource, and outdoor space to line their own pockets
- People tend to forget how much places like Bewl cost to maintain. Bewl provides a lot of jobs for the area. The Rangers do a great job maintaining the balance of Bewl Water.
- Our natural resources are shrinking and should be protected at all costs. It is not necessary to provide overnight facilities at every attraction. The dark sky status should be protected at all costs.
- I hope what ever happens Bewl will not lose its beauty. Bewl is a great place to take children and educate them without them realising.
- The round Bewl cycle route was brilliant for our children when they had learned to ride a bike
- I have no idea why these applications are made in the terms they are, or granted. Environmentally sensitive accommodation and Dark Skies destinations elsewhere in the UK are very successful, eg Kielder Water, much of Wales, Cambourne , Mull etc
- Only that further development will ruin a once tranquil setting
- Parking is way too expensive. There really is no other way to get there
- Please keep it beautiful, dark skies (what is happening with the residence on Rosemary Lane with their bright lights?), and don't turn it into a Centre Parks type facility. Please bring our local sailing community back,
- I'd support discreet accommodation but mostly an improvement to the cafe is much needed

- My university dissertation many moons ago (1980!) was entitled 'Bewl: Friend or Foe', when tourism there was in its infancy. Remember asking questionnaires in the visitors carpark on Aug Bank Holiday 1979 when news's came over everyone's car radios that Lord Mountbatten had just been murdered by the IRA in Ireland. A sign of the times. I emigrated Australia a decade later but returned frequently over the next 30+ yrs visiting my parents in Ticehurst, and we'd often visit Bewl (Mum typed my dissertation on her type writer!). I like how Bewl has developed and reckon limited o'nite accommodation with noise restrictions would be ok. The conclusion back in 1980 that it was friend rather than foe, despite challenges to local farmers, and so long as it remains an asset for the local communities long may it continue to develop!
- Dark skies must be protected. Should be used for recreation and relaxation NOT commercialised.
- Raise the maximum water level to help storage and supply.
- Please no hotel or holiday lets
- Please protect the Bewl Water environment at all costs!
- Top priority should be a safe and enlarged water reserve.
- Please protect the beautiful walks at Bewl and take action to save wildlife and flora
- Reductions for seniors
- Refer to the original promises made to the local area when construction first took place and so these greedy people ruining our bewl water
- Its primary purpose is to store water so no activities should be allowed that would interfere with that use subject to that it should be available to be enjoyed by all and not limited to those who are lucky enough to live here
- Please continue to be proactive in developing a strategy for its future that protects the environment it sits within
- We need go protect and preserve nature above all else, but also provide opportunities for people to experience and fall in love with it.
- It has been a steady part of our country life for 30+ years , love it for its tranquility , views ,walks and cycles . It was a reason to move here 35 years ago
- I understand a little bit of tourist development is inevitable but PLEASE get a balance and focus on preservation
- It would be nice to have a thriving local sailing club again.
- I am hoping that the thoughts of the people that live in this and close by areas will be given consideration. WE live there... it is up to the council's to look after the people that pay their way in their local area and protect the few green spaces there are left in the area for the enjoyment of the local people. This should not be a decision based on finance.
- There are already too many people swimming in it and throwing rubbish around it - more facilities will lead to more pollution.
- It is an environmentally sensitive area for wildlife and birdlife and should be protected from development of overnight accommodation, etc

- As above: conservation is paramount
- We also need to protect the water quality - our community should also accept some responsibility for this given a lot of our land drains into Bewl
- Bewl Water should be as it was 10+ ago. For outdoor nature activities, walking, cycling, fishing, picnics, water sports, the education centre and community events. Wider commercialisation of the site should be prohibited. Water has been done with the installation of the children's fishing on the main green down to the water and the Aqua Park in the summer is already a step too far. We should be encouraging people to get out into nature for as little cost as possible, not making parents feel pressured to pay for commercial entertainment that lines the pockets of large organisations.
- As a long term resident i think Bewl should stay as it has been over many years
- We are close to London and the south coast where there are numerous attractions of the sort envisaged by the developers. In contrast Bewl Water is unique in the south-east of England for its importance as a wildlife reserve and a place where people can visit to enjoy peace and nature while having access to essential facilities such as food, drink and toilets. It is also a vital resource for training young people in water sports and appreciation of nature and an ideal location for healthy but peaceful sports such as sailing, rowing and canoeing. Please don't throw this away so that a few outsiders can make a quick buck.
- It compares unfavourably with the nearby Scotney Castle Estate. The latter is maintained as pristine countryside, free from tacky signs and other man-made interventions and tastefully run. Managed directly by Southern Water prior to April 2007, Bewl then aspired to meet similar standards, whilst falling somewhat short but was nevertheless much better managed then than nowadays. It is nothing short of a national scandal that water sports activity at Bewl, the largest body of inland water in SE England and in easy reach by car of perhaps 20%/25% of Londoners, is now negligible. Bewl should be maximised for non-motorised water sports and peaceful day-time leisure and recreational activities consistent with restoring its 'naturalness'.
- Please keep it as a natural resource to be used by everyone. The developments proposed will close off areas of this beautiful place to the public for ever and I believe it will be the start of the whole place being privatised and turned into an exclusive holiday park for the few.
- Bewl Water should be a nature reserve & water sports centre & not developed commercially.
- the approach to Bewl is not suitable for significant increase in traffic and i would resist plans for road widening for the increase in traffic holiday let / hotel etc would incur.
- Value what you have in your lap already. Hotels are such an unimaginative, though monetarily tempting plan. Enhance developments with nature at the core. Think generationally, take inspiration nationally and internationally. The social capital is enormous.

- See other comments. I am not against future development but it should mainly benefit the local community
- The non-nature side of it is always a disappointment, and smacks of British under-investment in facilities. It is - or should be - wide open to environmentally-friendly commercial exploitation. Instead it has the appearance of being a nationalised asset.
- Keep it as a treasured nature reserve.
- Please see previous comments.
- I think I've made clear our feelings.
- Being a fly fisherman I would be sad to lose this venue for fishing, also having it as a safe place to walk the dog is a god send. I'm not against camping facilities as I camp myself but it must be in keeping with the area and maybe only a set amount of weeks per year like Bedgebury Camping.
- Please don't turn it into a Centre Parc.
- Leave it alone
- Bring back fly fishing.
- Bewl Water is a treasure of the South East, a haven of wilderness in one of the most densely populated regions in Europe. Its peace is unrivalled because it is closed at night.
- It should be preserved as an educational facility and nature put as a high priority. To start to commercialise it would allow system creep and would corrupt the AONB which should be protected.
- None worth hearing.
- Walking access to all parts of the reservoir shoreline should be available, including the area in on the shore side of the sailing club. I think the round reservoir path should be maintained as suitable for cycling.
- It should be National Trust
- X
- As previous I mentioned
- Save this beautiful space from commerce and greed.
- There must be change and progress. Surely there is a compromise to be made. Have no objection to families camping in the summer months. But not near the waters edge.
- Don't ruin it. It's the largest inland body of water in the over crowded south-east and one of the only viable places for waterside recreation.
- Have there been any comparisons with other water bodies in the south east and how they are utilised best
- As I mentioned before I'm all for camping but more sceptical of a hotel, but I think it's a little disingenuous the way the questions have been phrased and delivered. It is an unfortunate symptom of the times that we rely on private enterprises to do anything. It is a shame this space ever fell into private hands in the first place. We can't really

complain that the capitalist enterprise we sold it to is now attempting to do a bit of capitalism there.

- I firmly feel that Bewl should be protected for the environment as it is a special place for some protected species where habitats are threatened.
- Advertise days / walks of interest..fungi birds. Wild plants ... You need to encourage people to visit who will support the nature and sustainable growth
- Facilities should be provided, or be made possible to promote the existing sporting activities and rejuvenate the formerly very active sailing club.
- Needs better maintained circular path which can get impassable with mud during the winter.
- Bewl is busy enough. If it is turned into more of a visitor attraction it will ruin it. By keeping car parking expensive it will limit the numbers going. Locals can get there easily enough by walking and cycling. Obviously disabled access should be provided (cheap/free) and perhaps cheaper rates for family cars with younger children. One off events throughout the year would be welcome but nothing permanent should change. It is beautiful as it is.
- Please protect it but create a stronger bond between the communities and Bewl itself.
- Preserve the wildlife. Control and educate the bike riders that the paths are there for walkers, dogs and horses not just them. They can be arrogant and aggressive.
- Bewl Water is being destroyed for profit and the community should unite to make Rother and Wealden District Councils to take action to protect it.
- There seems to be a conflict of understanding re. the original premise of land surrounding Bewl Water between the current land owners and local people, as well as a conflict in aims for its future. One seems driven by profit, the other by access, preservation and protection. I support Wadhurst Parish Council in challenging the land owners and believe they champion the views of local people.
- No
- It is a beautiful peaceful resource that should be preserved for future generations.
- There seems to be the desire to improve facilities at Bewl for ALL, however it seems that locals that pay local council tax towards WPC aren't getting anywhere by opposing everything they do. It is starting to gripe on local hard working people that this continuous vendetta against the site isn't getting anywhere.
- Regarding the parking charges, you could consider (if the cafe improves!) getting a refund on paying for food/drinks
- I would be happy to help Friends of Bewl Water in order to maintain the delicate ecosystem and natural habitat
- It should be protected but utilised for local business, jobs and to increase tourism. There are many examples across the uk of protected areas that are enjoyed by the public, and can create jobs.

- I wish the council will introduce access by bicycle from the local villages. It's impossible to get to the water from Wadhurst without going on a B road.
- KEEP BEWL GREEN !
- Don't ruin the place.
- My uncle helped build/construct Bewl water. I'd love to visit more but caring for a loved one requires getting a carer to attend the house. Better advertising in what goes on also might encourage more people to attend activities as I have no idea what goes on. I need to spend my time away from home wisely, but if I knew what was happening in could organise something. Maybe it could be time well spent. Perhaps a minibus could pick people up from further away on a regular basis to attend certain activities to become part of regular thing?
- More information to be provided over the reservoir water management please.
- This is an important and historical beauty spot which does not need any kind of human interference to make it more tourist worthy. The serenity, and wildlife should be protected and preserved for future generations to experience and enjoy without the modern trappings which are steadily being imposed upon it.
- A lot of the footpath around bewl are permissive. These could be shut if the leaseholder should so wish. Be careful for what you wish for.
- Please take the common sense approach and support sports facilities
- Bewl Water represents a significant environmental and recreational resource that should continue to be managed with a focus on community benefit, sustainability, and public access. Its unique combination of natural beauty and opportunities for water-based recreation make it an invaluable asset for the region. The future strategy for Bewl Water should prioritise the preservation and enhancement of facilities that encourage participation in water sports and outdoor activities for people of all ages and abilities. Revitalising the former Sailing and Water Sports Club would support this objective, allowing the site to once again serve as a hub for education, recreation, and community engagement. By maintaining its commitment to water-based activities and ensuring appropriate stewardship of the surrounding environment, Bewl Water can continue to foster wellbeing, inclusion, and environmental awareness for current users and future generations alike.
- Just leave it be.
- Sensitive development at Bewl Water will guarantee a successful future for the site and ensure that all who visit will benefit.
- Bewl is very special. I am saddened that so much of what it could offer in terms of peaceful recreation and wildlife preservation has been lost because owners are apparently uninterested in Bewl as a natural resource, important for its beauty, opportunities for nature lovers, and it's water sports. As a bird-watcher and walker, I am particularly disturbed by the loud noises of the bird-scarer which I often hear from my house. More overnight residential accommodation would threaten its tranquillity, the bird life, the dark skies designation and the peaceful lives of all who

live in the area. No-one objects to day visitors, but overnight guests risk more noise and disturbance as well as light pollution. There are plenty of places to stay in the area but right by the water is absolutely unacceptable.

- It should be kept as a nature reserve, maintaining the tranquility of the area.
- Any use should be preserved for recreation only as originally intended together with protection of birds.
- It is a huge asset to the local community. We have just moved to the area and our lives have been changed by what s'we can access at bewl. Closing it off and making it into a giant campsite is a short sighted idea. We should bring more people through activities and events but not by concreting over the very thing people come for.
- Whilst I support the desire to keep Bewl Water as a form of Nature Reserve; I feel obliged to state that the questionnaire that has been to put together is not balanced. It clearly has a leading bias towards gaining support for a Nature Reserve. It is a shame it was not constructed more professionally without such (sub) conscious bias- this is one of the key requirements for meaningful results from surveys.
- Be able to enjoy the tranquility of Bewl as it is today ...
- At the moment, I would like to see a decent cafe/restaurant with a daytime outdoor dining terrace at Bewl with good salads, sandwiches and coffees and wine served. There are plenty of walkers around here who would go there especially since Bewl Barn closed a few years ago. The existing cafe doesn't open up to the outdoors so it's not a nice place to go. People want to sit out in the sunshine. The existing buildings are not open to the outdoors and it lacks connection to the views. The visitors centre's design is a problem. It feels dated and doesn't convert well to other uses. There was a half hearted attempt at making a wedding venue in the past that failed despite it being a natural beauty spot. The local economy has shrunk around this area since Covid. It's going to take big investment to make this place a destination again and it needs an attractive anchor tenant such as a high end hotel or club. I cannot see that happening in the current economic situation so I would rather nothing happens and let it be a nature haven.
- This appears to be a leading survey that has been engineered to produce particular results
- The entrance to Bewl is on the A21, one of the busiest roads in our area. Cars, lorries and farm vehicles use that road. So many accidents happen on the A21 because of speeding. Scotney Castle entrance is also very nearby.
- Thank you for letting me know about what's going on.
- Its primary purpose must be to supply clean water. It's a wonderful natural habitat for wildlife as the southeast of England is rapidly developed. Adding a hotel and over doing the recreational facilities will destroy this natural habitat.
- I love it being a peaceful place to walk and it would be lovely if it could remain like that but maybe we should be better at sharing these lovely places with more people.

- Dog walkers seem to be major problem dogs bags every where and dont do what notices tell them
- Leave it as it is , a beautiful place to walk and enjoy nature. Improve the facilities such as the cafe and parking but let nature be.
- Having natural spaces is both important for people as well as the wildlife and will become more so as the population surrounding Bewl increases. Mental health is improved massively by visiting such a natural and beautiful site. There is so much pressure for housing all around that we desperately need to protect some areas for the future.
- Make the cafe and restaurant better - coffee and food is poor. People would come then to have a coffee and take in the surrounds. Give free parking if you dine for example
- More wildlife tours and talks.
- I'm not completely opposed to a campsite in theory, or yurts in general, but through my experience, I've found people do not observe or respect camp etiquette and do not respect the environment. Also, I oppose any further incursions of development into our green and wild spaces, they need to be protected, otherwise I worry it's a slippery slope to them being lost forever
- The reservoir was built on the promise of providing a nature reserve and as a facility for water sports/leisure for local communities. This would be severely affected, on a detrimental way, by the influx of accommodated tourists who have elevated rights of access and use of the water and surrounding land.
- It should be retained and improved as a country park not filled with overnight accommodation
- It concerns me that further development will inevitably impact on water quality. At the end....this is a reservoir
- Should be left undeveloped in every way.
- I would like to see more sailing encouraged
- Development is fine as it is. Instead of damaging the environment further with polluting activities, improve the quality of existing facilities. There is plenty of accommodation locally, not least in AirBnBs, which benefit the broader community. A hotel or 11 flats would only benefit those owners and keep people isolated in Bewl rather than visiting, and spending in, the broader local area.
- Please also think about the needs of horse riders in future plans. We are very lucky to have Bewl Water as a local amenity. The Round Bewl route and statutory bridleways are a welcome chance to get our horses off the very busy local roads, but in places, the bridleways are almost impassable and we have to dismount to get under lowered trees. Also the paths have got so overgrown in places, it is very hard to pass other users safely as they are too narrow to turn a horse around to get out of the way of other groups. Also, advance notice of planned mass runs or bike rides would be really appreciated.

- It must be protected.
- I think bewl should re do paths around the edge of the lake
- We have enough properties already around the reservoir to provide enough pleasure to visitors
- Just keep it thriving and ignore the few nimby views.
- The site is under pressure and the quality of the proposals is poor. The country needs places that help the young at this should be maintained for their benefit
- I think the way it is being run is extremely disappointing. There is no consideration of the local community and wildlife. Ultimately this is an attractive site because of its beauty, wildlife and tranquility so ruining this is counter productive
- Put some water in it..stock more fish.
- Bewl has existed in its current form for half a century, it's a tranquil, natural oasis, in a hectic world. I would not like to see it commercialised or becoming some sort of a Centre Parcs/amusement facility in any way.