



Newsletter

Committee News

Members may notice some small difference in this July edition of the Society's newsletter. The previous edition was the last one produced by Richard Howell before he stood down at SHS Chair at this year's Annual General Meeting in April.

During his time as chair Richard worked tirelessly on behalf of the Society and its aims, particularly on the intricacies of planning – always a major concern. When not in his office, he was often to be found advocating for Society membership in person at summer shows. His breadth of knowledge and his commitment to the Society will be very much missed, although he remains a member and (we hope) will continue to take an interest. Thank you for everything Richard, and we trust you are enjoying some well-deserved time off!

Producing a regular newsletter to a high standard is no small commitment. Richard would be the first to mention the material contributed by your committee, but it should be said that he researched, wrote, edited, designed and compiled the SHS newsletters four times a year, which leaves quite an editorial space to fill. He also looked after the SHS Facebook page and website, both increasingly important means of communication in the 21st century.

As has been mentioned before, three other committee members also stood down at this year's AGM: Debbie Board (treasurer), Kate Bosworth (membership secretary) and Cathy Koo (events lead) who have all contributed immensely to the smooth running of the SHS and its activities. Richard Baker was elected to the post of treasurer, and the remaining committee members are covering the other functions for the time being, but your committee remains under strength and will need more active help from members if we are to continue at the same level. If you think you might be able to help in any of these areas, please do get in touch either through

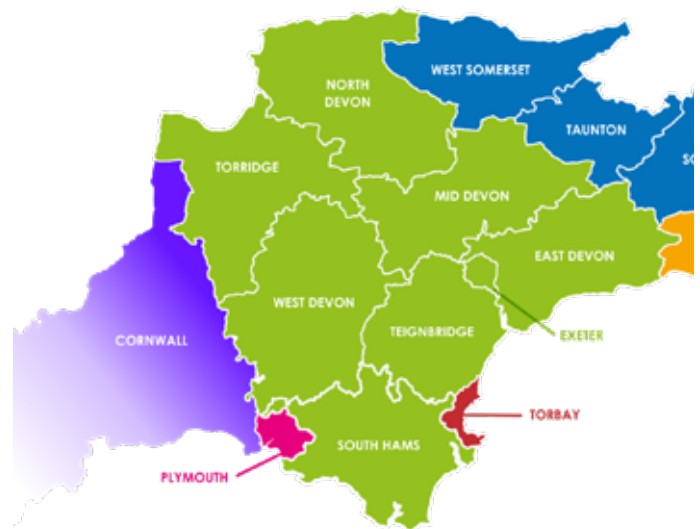
the South Hams Society website or email southhamssociety@gmail.com

Following the formal business of the AGM, the discussion moved on to 'Dividing Up the South Hams'. The topic was the proposed reorganisation of local government in Devon and the three guests, Cllr David Thomas, leader of Torbay Council, Cllr Jemima Laing, deputy leader of Plymouth City Council and Cllr Sally Cresswell, Plymouth City Council member for education and skills, presented the plans for reorganisation drawn up by their respective councils and how these might affect the South Hams, which is well and truly caught in the middle. If you were not able to attend the AGM, the recording of the evening is still available on YouTube and can be accessed through the SHS website.

It was clear from the questions following the presentation that South Hams residents are very sceptical of any possible benefit to them from these changes, and feel that they have not been adequately consulted or represented. Also that the councillors were not entirely convinced by the need for reorganisation but are carrying out the remit imposed on them by central government. The deadline for submitting detailed proposals for the new unitary authorities in Devon is Friday 28th November 2025. Plymouth City Council is carrying out consultations with the 13 parishes they wish to add to their area, and work on the other proposals is no doubt going on although there are several rival options. Elsewhere in this newsletter Richard Baker has compiled an illustrated guide to better understand the various proposals.

In other articles, there are some positive changes on the Bantham estate, the long tale of Brewery Quay in Salcombe, and an update on planning matters and recent letters of representation by the Society.

Local Government reorganisation and the South Hams



Current local authority boundaries in Devon - 7 District Councils plus Exeter, Torbay and Plymouth

There are approximately 90,000 residents in the South Hams area and the forthcoming Local Government Reorganisation will affect every one of those residents. Essentially next year, the current South Hams District Council will be dissolved and broken up. Different parts of the South Hams may be absorbed by either Plymouth City Council, Torbay Council or Devon County Council to form new unitary councils. At least two of these councils have reported severe financial positions in the last year and this will have an effect on future council tax for the new authorities. Transition into a new authority will allow each of these councils to reset the council tax rate. It is unlikely to reduce!

The future focus of these councils will be very different from that of the current South Hams council. Democratic representation from the current South Hams areas will be combined and diluted. South Hams representation will be reduced and overwhelmed by those of the city areas.

Many people in the South Hams have invested their life savings in their current home, in order to live here. They choose to live here because of the tranquillity and ambience of the area. These are values they may wish to continue. The value of their assets may be affected by

these changes and the consequent change of attitude and policies of the new regime. At least two of the current councillors of neighbouring areas have expressed the opinion that the South Hams would make a good dormitory area for their council to satisfy the government's housing targets.

The neighbouring councils have been required by the government to put forward proposals to create a Unitary Authority for their area to total at least 300,000 residents.

Plymouth

Plymouth have responded with at least three main options. Their favoured proposal is to combine 13 parishes of the western part of the South Hams into Plymouth City Council. Viz:- Bickleigh, Shaugh Prior, Cornwood, Harford, Ugborough, Sparkwell, Ivybridge, Ermington, Sparkwell, Ivybridge, Ermington, Holbeton, Yealmpton, Brixton, Wembury, Newton and Noss. This will triple the area covered by Plymouth Council and total 300,733 residents an additional 33,670.

People living between the Dartmoor National Park to the North and the A379 between Plymouth and Modbury to the South will be well aware that they are being targeted for more housing development, since the areas to the north and south of

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Local Government reorganisation - continued

← 1



Parish	Population
City of Plymouth	267063
Bickleigh	4084
Shaugh Prior	839
Cornwood	1090
Harford	-
Ugborough	2708
Sparkwell	1475
Ivybridge	11891
Ermington	935
Holbeton	637
Yealmpton	2412
Brixton	2858
Wembury	2912
Newton and Noss	1829
Total	300733

These are the 13 parishes Plymouth would like to take in, taking the total population for their proposed authority to 300,733

5. Three authorities again with Plymouth standing alone (yellow), South Hams, Torbay, South Torridge and West Devon (blue). Thirdly Exeter with East, Mid and North Devon plus North Torridge (light green).



Option 5

these lines have protected status. In addition, the A38 corridor can expect commercial development as a result of the Plymouth Freeport initiative.

The other two Plymouth options are to either combine Plymouth with part of the South Hams and part of West Devon into one area with 335,691 residents or thirdly to combine Plymouth with the whole of West Devon and the South Hams. 412,790 residents.

Torbay

Torbay has a population of 139,300 and is therefore searching for an extra 160,000 residents to make it viable. Torbay proposes 3 more options but their preference is:-

1. Combine with the eastern part of South Hams plus Teignbridge District. This is based on the catchment area of Torbay Hospital and therefore, leaves a boundary gap between this proposal and the preferred choice of Plymouth. (E.g. the town of Modbury is not in either area). This area comprises 292,000 residents.



Option 2

Devon County Council

Devon CC, population, 1,241,629 residents, proposes five different options which are:-

1. Plymouth remains alone, as it is, and then all the other District Councils in Devon from North Devon down to the South Hams are included into one Devon council. This would include the City of Exeter.



Option 1 - Plymouth is highlighted in yellow

2. Devon County is divided in two, to make two authorities, North and South. The southern area would include Plymouth, South Hams, Torbay and Teignbridge. (Shown in blue below)



3. North and South again but the South would this time include Plymouth, South Hams and West Devon. This is similar to one of the Plymouth proposals.



Option 3

4. Three authorities for Devon:- Plymouth stands alone (yellow), Exeter is combined with Mid and East Devon (blue) leaving the South Hams with Teignbridge, Torbay, Torridge, West Devon, North Devon in one large council area (light green).



Option 4

Devon CC has not made a choice as to a favoured option and some of these options make little sense. Having Councillors from Barnstaple making decisions on Noss Mayo or Slapton seems ridiculous, let alone the travelling costs for Councillors to attend meetings etc. perhaps 100 miles away.

There has been no public consultation with South Hams residents about this change but each city council has already put forward its proposal. South Hams District Council have had little opportunity to voice an opinion although the then Leader of SHDC said they preferred the Torbay option but he is now Leader of Devon CC - so maybe he has changed his mind. Plymouth is undertaking a parish-by-parish presentation, with the parishes they want to acquire, but beware of political promises, they have a short shelf life.

The Government is due to make some announcement towards the end of this year.

It is obvious that our current neighbouring councils are intent on a land grab to justify their own existence and to keep their current staff and councillors in a job.

The Planning and Infrastructure Bill is currently going through Parliament and subject to the House of Lords agreement will become law this year. "The **Planning and Infrastructure Bill 2025** aims to streamline the planning system and accelerate the delivery of new homes and critical infrastructure. The Bill introduces 'Strategic Planning Authorities', these will be either strategic planning boards, combined

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Changes at Bantham

Developments on the Bantham estate have often been a cause for comment over the past few years. However the estate changed hands at the beginning of this year and the new owner (Mr. Aubrey-Fletcher) has begun to tidy up in some areas. What a difference a fresh start can make - let's hope it continues.

Apparently, *'Harry Aubrey-Fletcher, 42, is one of the Prince of Wales' closest friends, having attended prep school and Eton together, and enjoyed multiple boys' weekends of skiing, surfing, and shooting trips. He was even named godfather to William and Kate's youngest son, Prince Louis.'*

These images are 10 months apart.



West Buckland Barn, Bantham July 2024 (Google)



Today, the new owner has been removing earth spoils from development in Bantham.



2024 ..



... and the same area today



When the Society wrote an objection, the site looked like this. It illustrates what it did look like

4 →

Local Government reorganisation

← 2 authorities, combined county authorities, upper-tier county councils or a unitary authority (for areas in England)".

This bill is set to change the structure of the planning system. Local councillors will have less influence on major planning decisions. There has been discussion about the possibility that strategic planning decisions will be removed from all of Devon councils and will be placed with

<https://www.facebook.com/SouthHamsSociety>

an independent planning body for Devon, located in Exeter.

Local elected officials would therefore have no say in major planning decisions. Several more "Sherfords" could be granted planning permission along the A38 or A379, local council planning departments and councillors would be reduced to agreeing the final detail only. Residents would be left with undertaking a Judicial Review, at a cost of tens of thousands of

pounds, if they wished to object or get their voices heard.

The Society is determined to remain an independent voice for the residents of the South Hams. Your opinions and support are important.

What can you do to help ?

The Society needs your active support. If each member could recruit just one more person or a couple, to join the society, the more members we have – the

louder our voice. Membership is as little as £10 per annum and if one joins now, then this year can be free of charge but you will have full rights as a member.

We also need a bit of technical help and if you have some expertise in social media or the internet and can give us a couple of hours, we would be grateful.

Contact us via our website at
www.southhamsociety.org

<https://SouthHamsSociety.org>

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... and more changes at Bantham

←3



Coronation Boathouse August 2024



Today



2024



Today

Committee Vacancies – Please Help!

At our AGM on 28 April no fewer than four of our Committee members stood down. Fortunately we were able to elect a new Treasurer, but we still urgently need a new Chair, Events Lead and Membership Secretary. The remaining committee members are covering essential functions for the time being, but we are still under strength.

To carry out all our usual activities and continue to further the Society's aims, we need to fill these vacancies. We will also need help in future to produce our Newsletter and to manage both our website and our Facebook page. If you think you might be able to assist and would like to find out more please email southhamssociety@gmail.com

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The long tale of Brewery Quay

Back in 2017 an application was submitted for a development at Brewery Quay, Island Street, Salcombe, for the 'demolition of all existing buildings on site while retaining the southern stone boundary wall and concrete quay, erection of circa 265sq m commercial floor space at ground floor and a 6 bedroom dwelling with guest suite complete with existing access and the creation office associated parking spaces' (2748/17/FUL).

Officers Recommendation was for approval but ward members took the application to the Development Committee.

'Reason item is being put before Committee

The Local Ward members have requested that it be seen by the Planning Committee because they have serious concerns over:

- *Introduction of residential into this part of Island Street*
- *The loss of commercial space*
- *The flood risks on the site and the suitability of the uses on the ground floor.*
- *Scale and bulk of the building'.*

The Development Management Committee (DMC) voted to refuse the application.

'1. The proposed development will result in the loss of viable, locally important employment land of which there is limited supply and without suitable replacement and has not demonstrated that the same number of jobs will be provided for, to the detriment of the local economy and contrary to Policy DP14 of the South Hams Local Development Framework, Policy DEV14 of the Plymouth and South West Devon Joint Local Plan. Policy SALC EM2 of the Salcombe Neighbourhood Plan (draft) and the National Planning Policy Framework in particular paragraphs 18, 19 and 21.

2. The proposed replacement employment floorspace is sited within Flood Zones 2 and 3 where it will be liable to flooding but where the building is not designed to encourage marine based employment use. As such the employment floorspace within Flood Zones 2 and 3 is likely be unattractive to the market and thus unviable as employment space. This will lead to further loss of employment land contrary to Policy DP14 of the South Hams Local Development Framework, Policy DEV14 of the Plymouth and South West Devon Joint Local Plan. Policy SALC EM2 of the



The shoreline and Brewery Quay, Salcombe in 2020

Salcombe Neighbourhood Plan (draft) and the National Planning Policy Framework in particular paragraphs 18, 19 and 21.

3. The proposed dwelling would be located within an established employment area and will sit immediately adjacent to Shadycombe Creek in close proximity to the working Fish Quay. These surrounding employment uses can give rise to significant levels of noise and disturbance. A dwelling in this location could result in unreasonable restrictions being put on the existing employment uses if it can be demonstrated in the future that the uses will have adverse impacts on the health and quality of life of occupiers of the new dwelling. As such the proposed development is contrary to the National Planning Policy Framework in particular paragraph 123.

4. Having regard to the scale, massing and design resulting from the projecting lift shaft within the scheme the proposed development will be out of character with the area presenting an incongruous feature in the street scene. As such it will fail to conserve or enhance the character of the

Conservation Area and will fail to conserve the scenic beauty of this part of the South Devon Area of Outstanding Natural Beauty contrary to Policies DP1, DP2, DP6 of the South Hams Local Development Framework, Policies DEV 20, DEV 22, DEV 24 and DEV 27 of the Plymouth and South West Devon Joint Local Plan and Policies SALC Env1 and SALC B1 of the Draft Salcombe Neighbourhood Plan and the National Planning Policy Framework in particular paragraphs 56, 115 and 134'.

The decision notice for refusal was issued on the 20th June 2028

However the delay caused by the DMC refusal and the appeal process had unforeseen consequences.

The applicant submitted an Appeal to the Secretary of State with the appeal start date of the 15th March 2019, Appeal Ref: APP/K1128/W/18/3215145

The appeal was made by Mr A Smith against the decision of South Hams District Council.

The Planning Inspector, Mr Graham Chamberlain BA (Hons) MSc MRTPI identified the main issues in the appeal to be:

- *The effect of the proposed development on the supply of employment land and the local economy;*
- *Whether the commercial floor space proposed would be viable and suitable for employment purposes including marine related uses, with reference to its location in Flood Zones 2 and 3 and the overall specification and design;*
- *Whether the proposed dwelling would provide adequate living conditions for future occupants, with particular reference to noise and disturbance; and*
- *Whether the proposed development would preserve or enhance the character or appearance of the Salcombe Conservation Area and conserve or enhance the South Devon Area of Outstanding Natural Beauty (AONB).*

In his determination, the Inspector made the following comments with regard to planning policies:

'Since the Council issued its decision it has adopted The Plymouth and South Devon Joint Local Plan (JLP). This has superseded the South Hams Local Development Framework. An



The same shoreline in 2025 with the new Brewery Quay building

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←5 appeal should be determined in accordance with the development plan policies in force at the time, and this is what I have done. In addition, the Salcombe Neighbourhood Plan (NP) is at an advanced stage of preparation with the examination complete. It is awaiting referendum, which is a very important stage, so cannot be afforded full weight. Nevertheless, given its very advanced stage it can be afforded significant weight in my deliberations'.

The Planning Inspector shared the view of the Council Officers.

'I share the views of the Council Officers, for the reasons set out in their committee report, that the appeal scheme would not harmfully diminish the privacy of the occupants of nearby properties. The concern that permitting the scheme would set an undesirable precedent is over stated because, although like applications should be considered in a like manner, there is nothing before me of substance to suggest the precise circumstances of this appeal would manifest themselves elsewhere'.

The advanced stage of the Neighbourhood Plan turned out to be crucial for the conditions applied.

The Neighbourhood Plan Examiners Report was issued on the 29th April 2019, before the appeal decision.

The Neighbourhood Plan Examiner, John Slater BA (Hons), DMS, MRTPI commented:

'Whilst I have carefully considered the objection from WS Planning and Architecture Ltd, I am very satisfied that the Town Council has provided evidence to support the imposition of a planning obligation (or a planning condition) on all new market housing, apart from replacement dwellings, based on the higher percentage of second homes and holiday lets in the plan area compounded by the extreme disparity between house prices in the town and the surrounding areas, with average local income. I consider the policy is important to deliver sustainable development and allows the plan to address local housing needs'.

The planning appeal hearing and site visit occurred 5th June 2019 and the appeal decision was issued on the 19th June 2019, only a weeks after the Neighbourhood Plan Examiners Report was issued.

The Planning Inspector stated in the upheld decision notice:

Policy SALC H3 of the NP requires the occupation of new dwellings to be restricted to a 'Principal Residence'. The Examiner of the



Four flats and business units, Brewery Quay 2025

NP concluded that this approach was supported by evidence and is necessary to achieve sustainable development given the extreme disparity between house prices in the town and local incomes. Substantive evidence has not been provided to suggest these findings are no longer relevant. A condition limiting occupation of the proposed dwelling to a principal residence will affect the value and marketability of the property, but that is the point, and therefore I take no issue with the approach in this respect, which has been replicated elsewhere, such as at St Ives in Cornwall. The viability appraisal prepared by Plymouth City Council indicates the viability of the scheme is not border line and therefore it is conceivable the redevelopment could be viable even if the value of the residential element reduces. Substantive evidence has not been submitted to suggest it would not. I have therefore imposed the occupancy condition as it is necessary.

One flat becomes four.

In February 2020, an application (0434/20/FUL) was submitted for the 'Demolition of existing buildings, retention of southern boundary wall and quay, erection of building containing commercial units and 4 Principal Residence residential units and associated car parking'

The Proposal stated:

'the appeal scheme granted earlier this year permits a scheme comprising a single residence together with new commercial floor space at ground floor.

As part of the planning permission, the Planning Inspector applied a principal residence occupancy condition on the residential element of the scheme which was informed by (what was at that time) Policy H3 of the emerging Salcombe Neighbourhood Plan. The Neighbourhood Plan has

now been made and is part of the Development Plan for South Hams.

The policy to restrict the occupancy of new residential dwellings has been driven by a concern over the amount of second home ownership in the town. The application site appears to be one of the first schemes consented in Salcombe with this new occupancy condition in place.

On obtaining planning permission, the client commissioned further viability work to assess the potential de-valuing effect of this restrictive condition on the proposed scheme. Detailed viability work is submitted with this application, and it has been demonstrated that the permitted scheme is no longer viable.

Therefore, as a result of the condition the client has commissioned the re-designed of the scheme to maintain the commercial element of scheme, but to incorporate four flats on the upper floors, as opposed to a single residential unit.

The supporting viability assessment demonstrates that a revised scheme of four flats, still with the same occupancy restriction, will be viable. This planning application is therefore submitted to secure this form of development and the applicant is willing to accept the same principal residence condition if this is considered necessary'.

The application was approved by the Delegated Approval Process.

Commenting as one of the two Ward members, Cllr Judy Pearce stated (recorded in the officer's report):

'I am happy for this to be a delegated approval, unless you feel that it should go before the committee. I note the Town Council still objects, but recognise the constraints of the appeal decision which you have dealt with and you have responded to STC's objections in the report.

I attach the report with a few

comments, which you may or may not agree with.

Could you please ensure that the amended title including the principal residence appears on the webpage for any future reference. I am pleased the applicants agreed to the change.'

For the second Ward member, it is recorded in the delegated approval officer's report, Cllr Mark Long stated:

'Thank you for your report and our discussions on this. I agree to delegated approval, the Appeal decision is clear in direction on these matters it is far from ideal but it is where we are, you have in the report considered and responded to issues raised. As the Principal Residence condition applies to all four proposed residential units and is now included in the title there is less opportunity for this condition to be 'missed'.

Salcombe Town Council objected but stated:

'If the application was approved then all four properties would need S106 agreements for a Principal Residence requirement as set out in NDP policy H3. A recent RICS study suggested that inspectors should not take financial constraint into consideration.'

The decision notice for application 0434/20/FUL, **Demolition of existing buildings, retention of southern boundary wall and quay, erection of building containing commercial units and 4no. Principal Residence residential units and associated car parking**, was issued on the 13th October 2020.

Condition 1 stated:

'1. The 4 residential units hereby permitted shall not be occupied other than by:

- i. a person or persons as their principal home;*
- ii. persons living as part of a single household with such a person or persons;*
- iii. persons who were living as part of a single household with such a person or persons who have since died;*
- iv. non-paying guests of any of the persons listed in (i) – (iii). The occupant(s) shall at any time supply to the Local Planning Authority such information as the Authority may reasonably require in order to determine that this condition is being complied with, within one month of the Local Planning Authority's written request to do so.*

... Brewery Quay continued

←6



A wider view of Shadycombe Creek, with Brewery Quay visible on the left. The four flats overlook the Shadycombe car and boat park

Reason: In accordance with policy H3 of the Neighbourhood Plan in order to achieve sustainable communities'.

The first request to remove the Principal Residency condition.

At the end of 2023 an application was submitted (4120/23/VAR) 'for removal of condition 1 (occupation of property) of planning consent 0434/20/FUL'.

The Society finds this application at odds with the section 73 procedure, because the one thing a section 73 cannot do is change the description of a development. The original application description included '4no. Principal Residence residential units'.

However, both the application and the subsequent appeal was refused (February 2024) and dismissed (September 2024).

The latest attempt to remove

the primary residency condition was application 2970/24/FUL, submitted in September 2024, the description for which read: 'Removal of Condition 1 (restriction of occupancy to a principal home) of planning application reference 0434/20/FUL to allow for unrestricted residential occupancy (C3) of the 4 no. units'.

This application was also refused by the local planning authority at the end of October 2024.

Again an appeal was submitted but the Planning Inspector made the point:

'The description of the appeal development, referred to in the banner heading above, refers to the 'removal of a condition', but the application has not been made under s73 of the Town and Country Planning Act 1990. As such, the parties have agreed that it would be better described

based on the description of the development of planning permission 0434/20/FUL, as a fresh planning application. I have therefore determined the appeal on this basis'.

Critically, what this means is the description of the development has changed because a retrospective application has now been submitted and approved by the Planning Inspectorate with the new description of 'demolition of existing buildings, retention of southern boundary wall and quay, erection of building containing commercial units and 4no. residential units and associated car parking'.

The term 'Principal Residence' has been removed from the title of the development.

The Planning Inspector imposed the same condition restricting occupancy of the flats to principal

residency homes.

Thus, one of the hurdles of removing the principal residency condition has been removed with the removal of the 'Principal Residence' from the development description.

The apartments were initially listed off-plan at £1,500,000-£1,200,000 in May 2021. Despite some interest, none of the apartments have sold. In February 2024, the prices were revised down.

Two flats are now priced at £950,000 and two are priced at £1,200,000.

Construction costs were stated to total £2,297,666.

We can only wait and see what comes next.

The company, VALENTINE LONDON LTD went into receivership in April 2024.

Devon starts new EV charging trial

If you live in Devon or Torbay and charge your Electric Vehicle (EV) at home but don't have a driveway you can apply to have a cross-pavement cable channel installed for free as part of a pioneering new trial.

A cable channel allows a vehicle to be charged while parked on the road without cables crossing the surface of the pavement. It's all part of the Devon and Torbay Local Electric Vehicle Infrastructure (LEVI) project which is supported



by an £8m grant provided by the Department for Transport.

A key barrier to the uptake of EVs is the availability of suitable charging infrastructure at home for those who do not have off road parking. Because cable channels are cut into the footway it enables EV charging cables to reach safely from the property boundary to your EV. Although cables must be removed from the channel when not in use, removal is easy to do and takes a few seconds.

If you are a homeowner, drive an EV, have an EV charger at home,

and do not have access to off-road parking but can safely park on-street outside your property, you can apply to be considered for a free installation during the trial.

The trial will enable Devon County Council and Torbay Council to collect information to understand where this solution will be most suitable and ensure that the installation of future cable channels can be managed/delivered effectively.

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Recent planning submissions

Cove Guest House, Torcross



Site of the Cove Guest House, Torcross

Application for variation of condition 2 (approved plans) of planning consent 53/3160/11/F.

The Cove Guest House Torcross TQ7 2TH.

This was a section 73 application seeking a variation of the approved plans. There seemed to be very little difference from the

plans dismissed by the Planning Inspectorate at a previous appeal. The increased size of the building failed to address the reasons for the earlier refusal, and the design was still incongruous in this setting.

The application has been refused.

Collapit Creek House



Collapit Creek House in from the 2018 sale brochure

Application ref. 1561/25/FUL

Demolition & replacement of Collapit Creek House, Coach House & associated annex & outbuildings, associated driveway, vehicular parking, new swimming pool & landscape & ecological enhancements

Collapit Creek House West Alvington TQ7 3BA

This is another version of an

earlier application, to replace the original Collapit Creek House with a new 'grand design'.

The house itself is regarded as having historic significance in the area, and the LOR also raises points about aspects of drainage and biodiversity.

Public consultation on this application ended on July 3rd, and it is under consideration.

Farm shop, Thurlestone



Application ref. 1182/25/FUL

Erection of farm shop (Use Class E) & parking to include the provision of a community car park & with associated works.

Land at SX 680 433, (Court Park Farm), Thurlestone.

This application drew attention because of its very prominent siting in a protected area, and outside the Thurlestone development boundary.

There was also concern that a further shop development at the village entrance could affect the viability of the existing village shop and post office.

This application has since been withdrawn.

Land at Elmwood Park, Loddiswell



Location of the site in Loddiswell

Application ref. 1346/25/FUL

Erection of 11 dwellings, formation of access, landscaping, public open space, drainage & associated infrastructure.

Land at Elmwood Park, Loddiswell.

This piece of land was previously the playing field for Loddiswell Primary School. There is now a new school on the outskirts of the village, but the playing fields there are not available to the

general public.

This area was previously accepted as a public open space and is generally used as such, being well located for the majority of the village. Also, Loddiswell has already exceeded the number of homes specified by the most recent Local Plan.

Public consultation on this application has ended, and the application is under consideration.

Letters of Representation submitted by the Society to these and other applications can be found on our website:
www.southhamssociety.org/objectionlist