



PLANNING REF: 3893/24/CCN

DESCRIPTION: Caravan Club Notification of proposed exempted campsite to accommodate 5 caravans / campervan pitches & 5 tent pitches on site for the use of club members

ADDRESS: Land at Deerbridge Slapton TQ7 2QD

15th December 2024

LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

The South Hams Society are of the opinion that this application for a Caravan Club Notification proposal for an exempted campsite to accommodate 5 caravans / campervan pitches & 5 tent pitches on site for the use of club members should be refused.

It is stated that ***'The proposed site lies west of Slapton village, due to the lie of the land and being surrounded by Devon hedges the site is not visible from the adjacent public highway or any distant neighbouring properties, Our club officer has inspected the site and it meets all our club's criteria and is deemed suitable for certification by our club'***.

Following a visit to the location and review of the history of the valley, we disagree with the applicant's reasons and consider that the field is in an inappropriate location for caravans / campervans and tents.

The reasons for this conclusion are that:

- the site directly abuts the highly protected landscape of the South Devon National Landscape.
- the access to the site is via narrow lanes without adequate passing places for caravans, campervans and trailer tents. These lanes necessitate considerable reversing and it is a known issues in the neighbourhood of Slapton.
- the field entrance is on a road with a long history of flooding.
- the site is steep and will require engineering works.

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- the site abuts the Slapton Ley SSSI and is in the risk assessments zones
- Part of the site is recorded on the Devon County Environmental viewer as either a designated site or a DBRC Priority Habitat.

The site is approach by turning right at this junction where a warning sign has been placed.



Turn right as you enter the village of Slapton.



And then left.



Until you reach Deer Bridge.

The field entrance is up this lane immediately adjacent to Deer Bridge.



The other access route from Coleridge Cross to Deer Bridge is also narrow with limited passing places. The valley has a long history of flooding, recorded on the OS 25 inch 1873-1888 SW England maps.



Deer Bridge restricts the flow of water and it is also the Slapton Ley SSSI boundary.



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The field entrance is steep with an inadequate track. The access road is part of the naturally flooded valley in winter.



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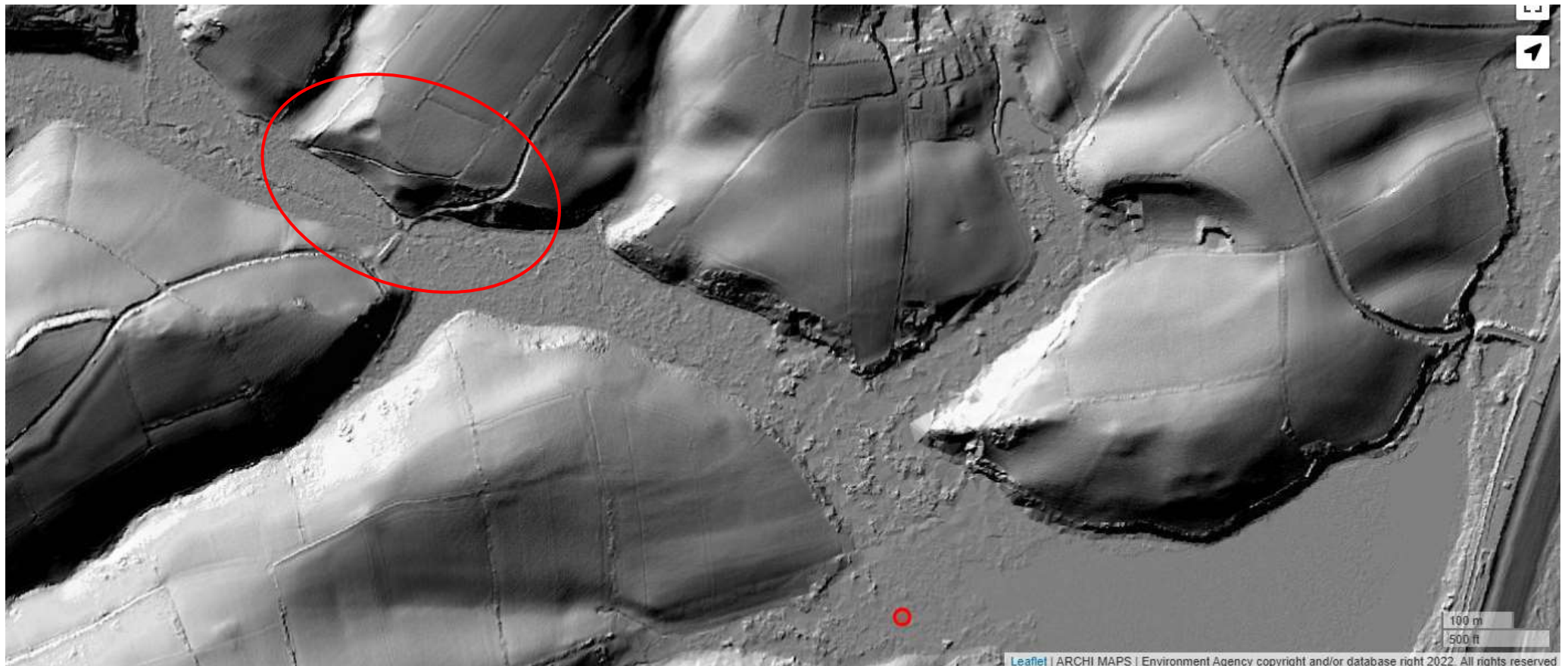
The photograph below is taken at the bottom of the valley looking north where the track rises across the field. The land below the track is very steep.



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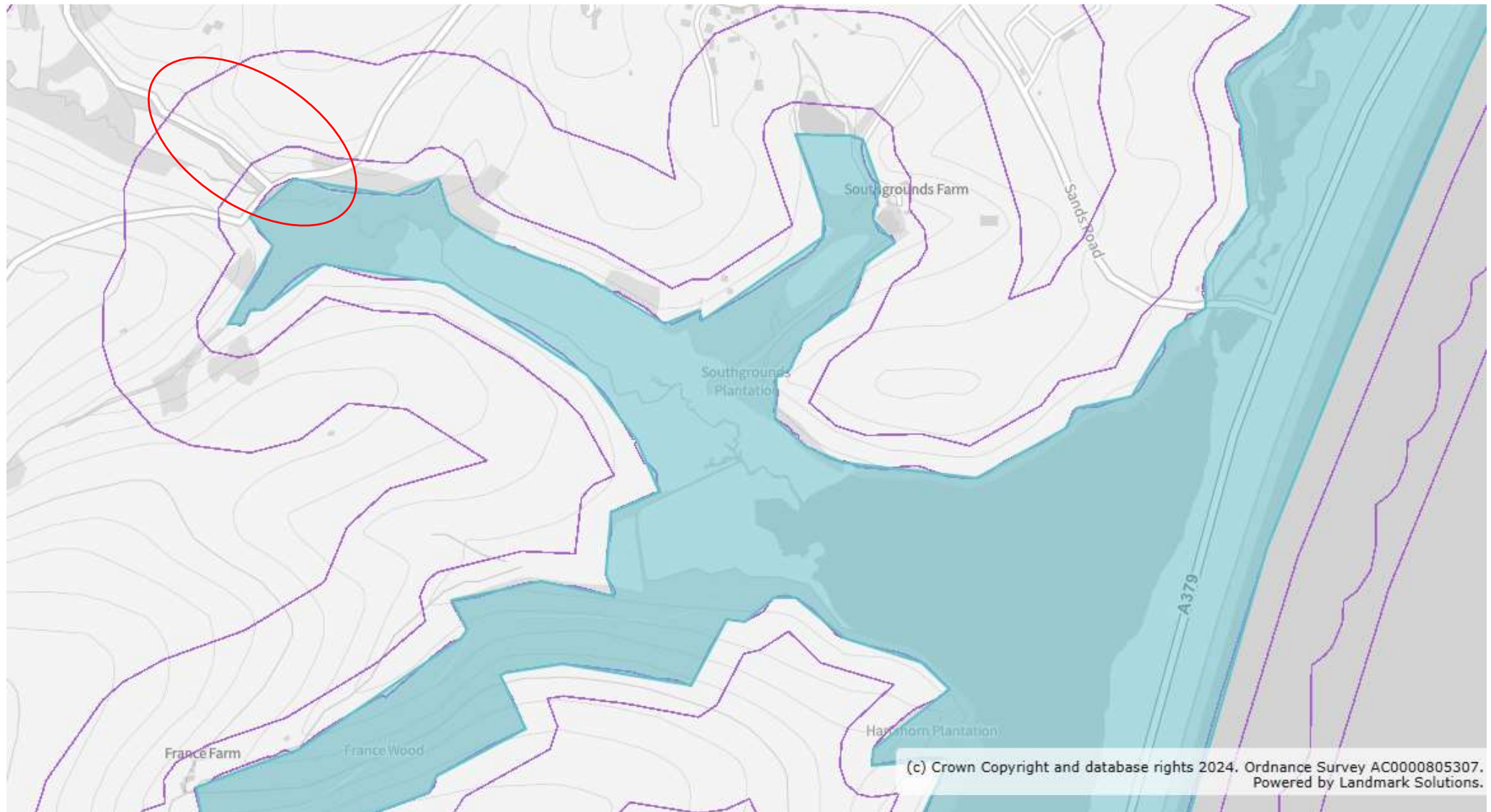
A LIDAR image illustrates the location in relation to the Ley, and gives a better understanding to the water logged valley and steep side to the hill. The red ring highlights the field entrance and track, the flooded highway and Deer bridge at the 'T' junction.



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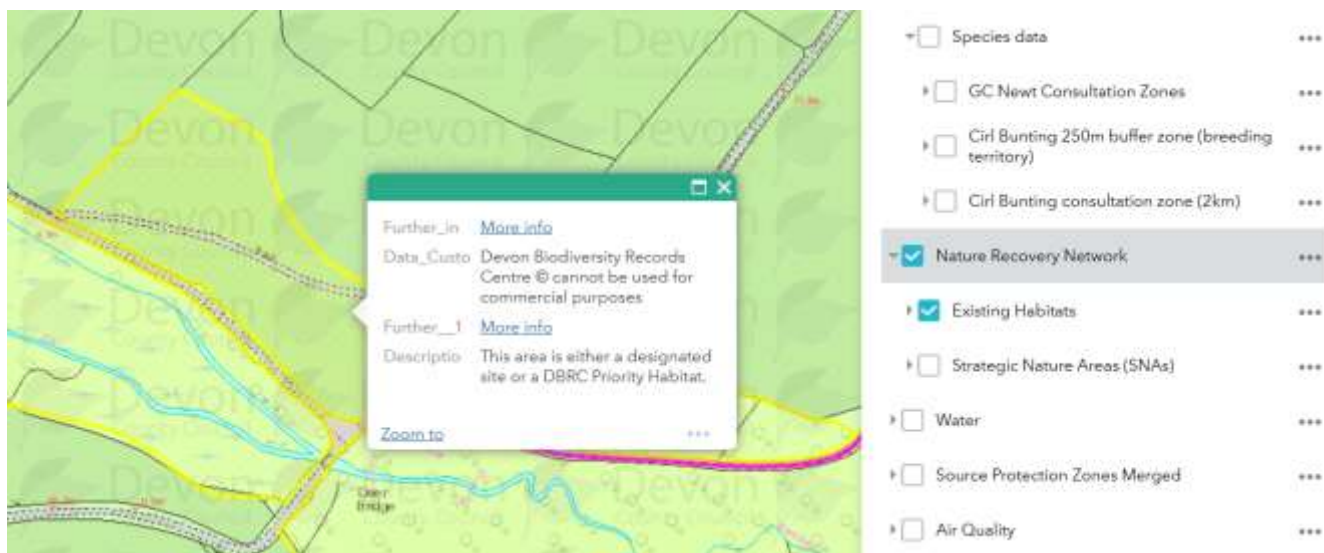
The Slapton Ley SSSI borders Deer Bridge, with the SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs. Again the red ring highlights the field entrance and track, the flooded highway and Deer bridge at the 'T' junction.



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In addition half of the site is part of the nature recovery network.



Despite the application containing little information it is likely that engineering works will be required to enable access.

For all of the reasons stated, the Society are of the opinion that the local planning authority should object to this request.

For and on behalf of the South Hams Society,
Richard Howell
Chairman.