



**PLANNING APPLICATION REF:** 4063/19/FUL

**DESCRIPTION:** READVERTISEMENT (revised plans received) Replacement dwelling with associated landscape work (amendment to design previously approved 1125/17/FUL)

**ADDRESS:** Sandnes, Beadon Road, Salcombe.

9<sup>th</sup> July 2020

## **LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY**

### **1. The South Hams Society interest**

For nearly sixty 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 protection of 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 strenuously oppose inappropriate development, as we believe to be the case with this application.

### **Reaffirming our objection**

2. The South Hams Society (SHS) wish to reaffirm its Objection to this application, and in doing so we resolutely maintain the comments and references to Policy made in previous our LORs dated 22/01/20 and 07/04/20. In particular we wish to reiterate that the design and scale of the proposed replacement dwelling will present significant adverse visual impact in this sylvan location and therefore fails the requirement to protect and enhance the AONB. We attach photos below to help illustrate our argument.

### **Impact on trees**

3. We believe that the proposal poses immediate and long term harm to the TPO Woodland that predominantly surrounds the development site and also to trees and hedgerows that border the narrow Beadon Track. The on-site trees provide an attractive and valuable separation between the dwelling and public views from the track.



The proposed removal of on-site trees and any loss of those at trackside would diminish to an unacceptable degree, the positive contribution that they make to the area. The applicants inclusion of additional planting would do little to ameliorate the removal of the amenity benefits provided by the tree cover in this setting (see photos).

#### **Conformity with the Joint Local Plan**

4. The appearance of a considerably larger replacement dwelling containing a large amount of glass in its design is highly inappropriate in this prominent woodland setting. This detrimental landscape impact conflicts with JLP Policies DEV 23 & DEV 25. The proposed removal of mature trees which form attractive component features to the distinctive amenity of the location conflicts with JLP DEV 28.

#### **Conformity with Salcombe NDP**

5. A key objective of the Salcombe Neighbourhood Development Plan (NDP) is that 'any future development must have due regard of its impact on the AONB, Undeveloped Coast, the rural landscape character and green infrastructure that surrounds the separate and distinctive settlements in the Parish, and the natural valleys and landforms'.

We consider that the proposed development fails the criteria of 'due regard'.

Section 2.1.1 states: 'Salcombe lies entirely within the AONB. Conserving and enhancing the natural landscape within and surrounding the Parish is the highest priority of the Plan'. What is proposed here neither conserves nor enhances. It is therefore contrary to NDP Policies ENV1, ENV7, and B1.

#### **Impact on Dark Skies**

6. The development site and environs of the Beadon Track currently enjoy the benefits of a dark night sky. AONB guidelines state that: 'natural nightscapes and dark skies are defining special qualities of the South Devon AONB: they are of natural, cultural and scenic importance. Experiencing these valuable qualities contributes to a sense of tranquillity and remoteness'.

SHS considers that the extensive amount of glass within the replacement dwelling will inevitably compromise these guidelines by introducing light pollution into this sensitive environment which will impact sustainability and migration of the abundant local wildlife.

#### **Construction Management Plan**

7. The amended Construction Management Plan does not address the fact that the chosen construction method and the requirement of large heavy vehicles will inevitably cause



irreparable damage to the Beadon Track. The pruning and removal of hedges and trees to facilitate vehicle access is unacceptable and harmful to the natural unspoilt leafy amenity of the location which provides a protected environment that is cherished by the Salcombe community and visitors.

Our assessment of this revised application concludes that it remains ill conceived. The proposed development will adversely impact the sense of place and tranquillity of the area. Hedges and TPO trees will be degraded and removed, neighbouring residential gardens and trackside banks will be impacted by track work, and continued community recreational benefits and enjoyment of this much loved area will be spoilt.

SHS respectfully requests refusal of this application.

Yours sincerely

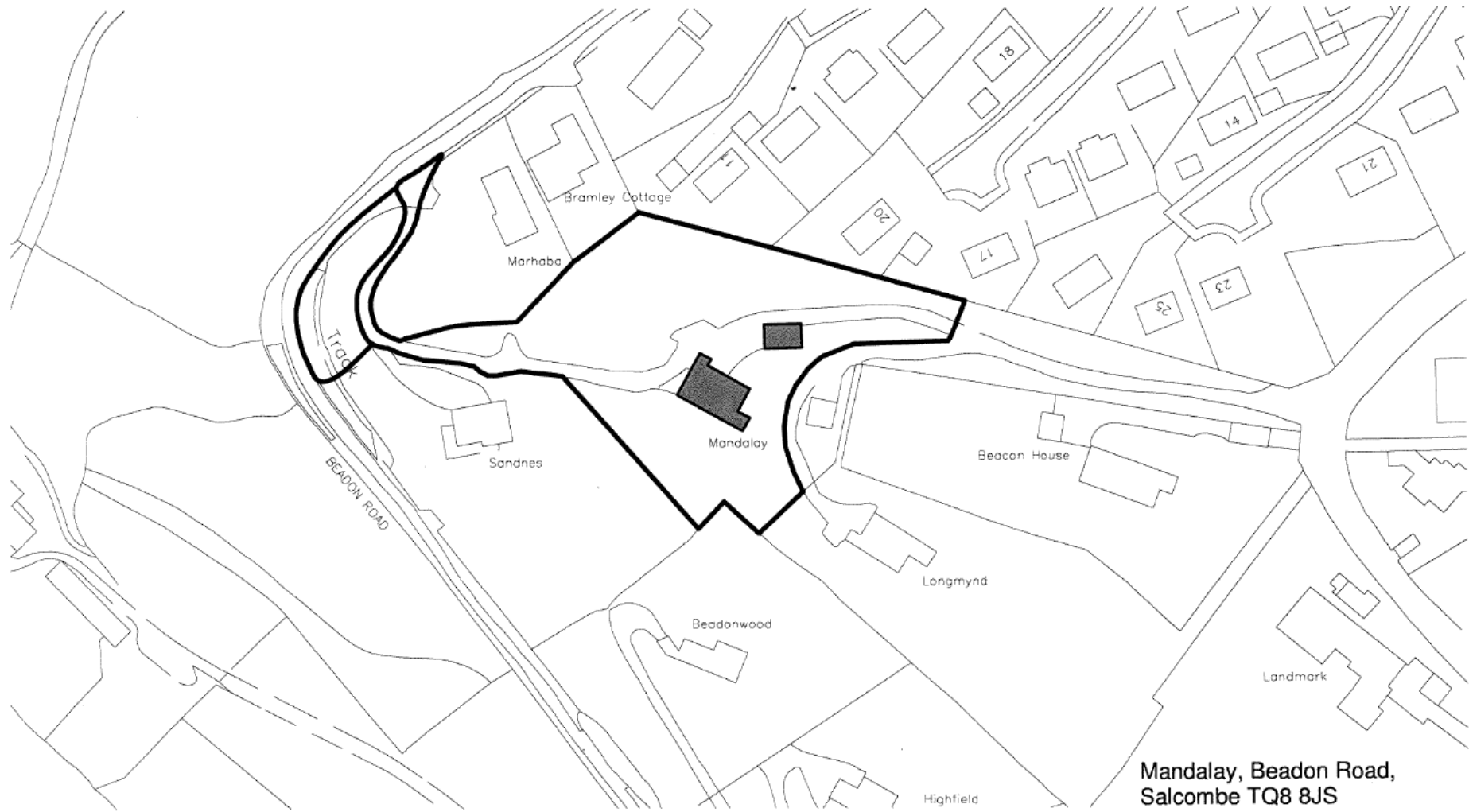
Didi Alayli, Chair

For and on behalf of the South Hams Society

The access to Sandnes and Mandalay (owned by Mandalay)



The access to Sandnes and Mandalay (owned by Mandalay)



Mandalay, Beadon Road,  
Salcombe TQ8 8JS

Site location plan

1129-01

1:1250



REVISED PLAN

SOUTH HAMS D.C

30 JAN 2012



Beadon track



Beadon track

