



**PLANNING 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.

20<sup>th</sup> November 2020

## **LETTER OF REPRESENTATION (OBJECT) FROM THE SOUTH HAMS SOCIETY**

### **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 it. We support the right development - in the right places - and oppose inappropriate development, as we believe to be the case with this application.

### **The Proposal - updated to refer to revised Construction Management Plan**

The South Hams Society (SHS) have submitted three previous Letters of Objection to this application dated 17/02/20, 07/04/20 & the 16/07/20, and we resolutely maintain and reaffirm the comments and policy references within them.

Recent Revised Plans submitted by the applicants now necessitate further response, and we take this opportunity to reiterate our core points of objection to the proposal.

### **Light pollution and overall visibility**

In our view, design amendments that marginally reduce light spillage fail to mitigate the overall adverse impact of the proposed dwelling in its prominent woodland setting.

The scale and design proposed will significantly increase the dwellings visibility within the sloping woodland, resulting in detrimental impact to this sylvan location in the AONB.

The proposal fails to conserve and enhance the natural beauty of the area, and does not respect or contribute to the local distinctiveness of the tranquil rural setting.



The proposed development conflicts with NPPF paragraph 172 and JLP Policies DEV23 Landscape Character & DEV25 Nationally Protected Landscapes.

It is also contrary to Policy guidance within the Salcombe NDP, ENV 1, ENV 7 & B 1.

### **Access widening**

The amended Construction Management Plan (CMP) states that there is no longer an intention to widen the lane to 3.0 m, and that the lane is a sufficient width to allow the tractor and trailer to gain access to the site.

It is further stated that there is very limited overhanging vegetation and it is now felt that no pruning is required.

This revised thinking is clearly an attempt to placate the deep concerns of the very many people who have expressed their clear wish to maintain the lane's rare unspoilt sylvan character through a mass of written objections.

SHS considers that these concerns remain valid, and that the revised CMP will still introduce an unacceptable level of harm to the lane.

For the most part, the northern section of lane is incredibly narrow, bordered on one side by verges, hedges and trees, and on the other, by steeply sloping banks that belong to the properties which lie above them.

Many of the banks have been attractively planted, and compliment the ethereal setting of the lane.

Continuous use of heavy construction vehicles in close proximity to the banks clearly presents the likelihood of degradation, and possible subsidence issues.

The proposal that an eight wheeler vehicle, measuring 9.6 m long, 2.55 m wide and weighing 32 tonnes, can access the Sandnes site without impacting verges, hedges, trees and root systems is highly suspect and should be refused in order to protect and conserve the character, appearance and amenity of the Lane.

Based on knowledge of the area, we believe that the enclosed nature and restrictive width of the lane make it totally unsuitable for use by large construction vehicles and that consequently the CMP poses the risk of considerable environmental harm in this location.

### **Design unsuitability**

The (revised) proposal fails to comply with Policy guidelines as set out in the Salcombe Neighbourhood Development Plan.



It fails to maintain the character of the Key area A as defined within the NDP (ENV 7), and is contrary to Policy B 1 with regard to the design inappropriately impacting the distinctive rural setting.

The unsuitability of the proposed dwelling within its prominent leafy location of the AONB is expertly illustrated in the LOR (Object) submitted by A. Lammie dated 15/07/20.

Mr Lammie, a Salcombe resident and an architect by profession, states:

*'The Huf Haus system build is an alien building type to Salcombe. This area of Sandhills through to Moulton Moor is very much made up of villaesque architecture and the planning authority should take account of this when reviewing.*

*It is 'easy' design which does not consider local parameters and it is disappointing that this is a route that is being offered. Good architecture has to be thought about in important local vernacular areas, especially within areas of Outstanding Natural Beauty. There are many examples which the dwelling could take its lead from.*

*It is not even necessary to create a historical pastiche piece, but to create a strong scheme that could be wedded to its landscape.*

*A factory build, that could be constructed in a week, and could be placed anywhere, does not do this'.*

It is a matter of National Planning Policy that the impact of development on an AONB is elevated above the status of an ordinary material consideration, and is a matter which must be accorded great weight in the overall balance of benefits and dis-benefits.

The Countryside and Rights of Way Act 2000 places a statutory duty on the relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land within, or adjacent to it. All other considerations are secondary.

The South Hams Society firmly believes that this Huf Haus development proposal is ill conceived and inappropriate.

In the balance of assessing this application, the adverse impact on environment and amenity far outweighs the limited economic and social benefits.

We therefore respectfully request that this application is refused.

Yours sincerely

Didi Alayli, for and on behalf of the South Hams Society