



Replacement agricultural barn (part retrospective) resubmission of 0882/21/FUL



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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Appeal Ref: APP/K1128/W/22/3304261

Description: Replacement agricultural barn (part retrospective) resubmission of 0882/21/FUL (Planning Application Ref: 3951/21/FUL)

Address: Land at SX 690 402 Galmpton Kingsbridge TQ7 3EY

15th April 2023

LETTER OF REPRESENTATION 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 Society have checked the relevant planning history on the council's website portal and there is nothing to support a barn located at this site. The application is described as the replacement of an agricultural barn. The Society would describe the previous barn as a group of corrugated steel open sheds. These can be seen in the image below.



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An aerial view of the site with an inset map that shows the location in relation to the valley stream.



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OS 25 INCH 1873 – 1888 (SW ENGLAND) Map overlaid onto Satellite Image. Many field boundaries are largely the same.

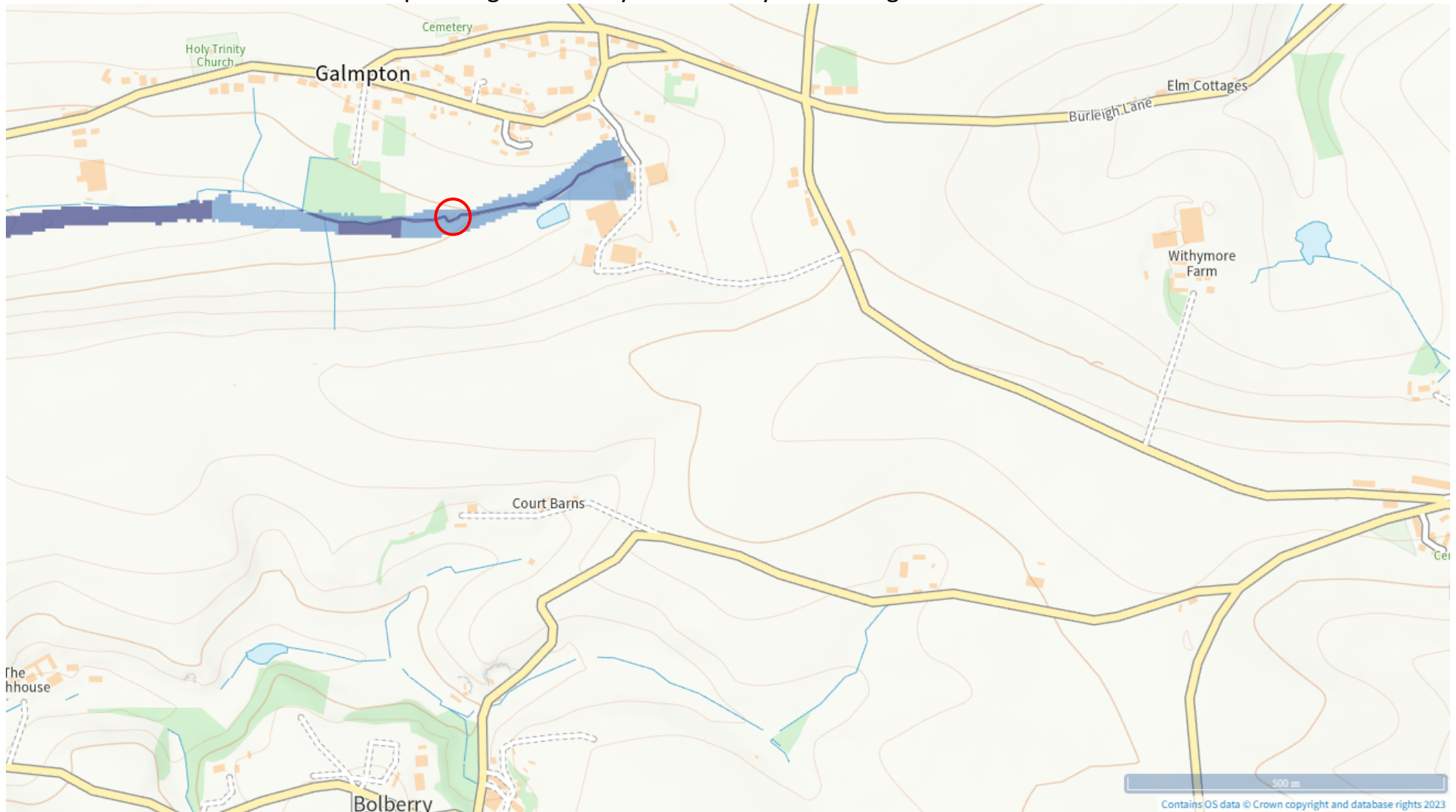


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Flood for planning. The valley is extremely wet during winter months.



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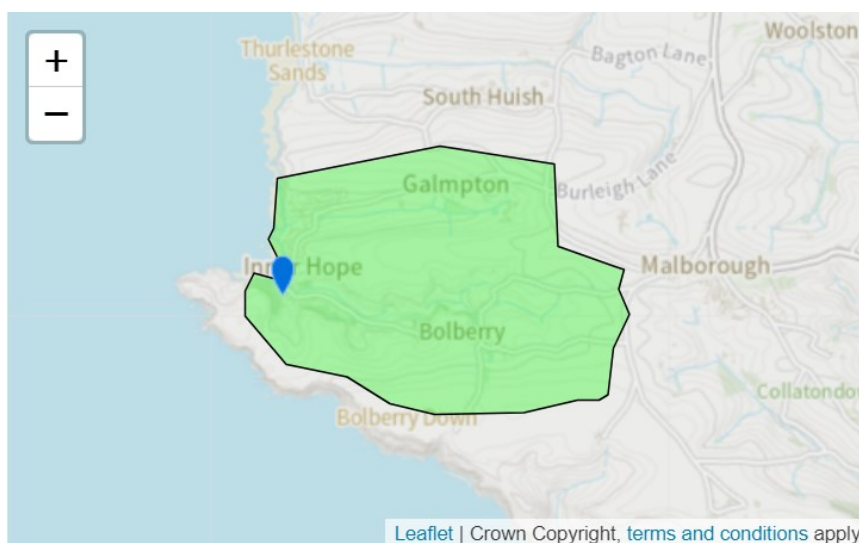


Hope Cove Designated Bathing Waters. The Galmpton stream (red rings mark the site and the stream crossing the beach).



Catchment description

The catchment surrounding Hope Cove is approximately 480 hectares. The Bolberry Stream is approximately two and a half kilometres (km) long and enters the sea at the southern end of the beach at Inner Hope. The Galmpton Stream is approximately 1.8km long and flows across fields to an upwelling on the beach at Outer Hope to the north of the bathing water. The catchment is mostly agricultural with just one or two farms.



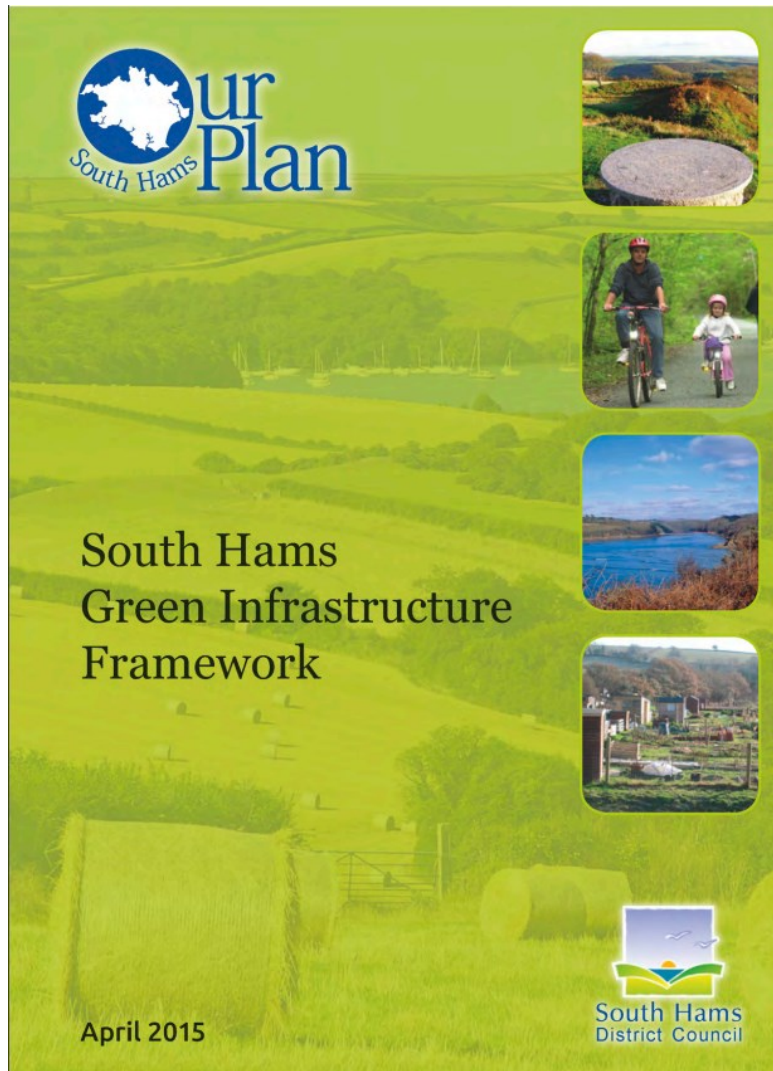
 Bathing water sampling location  Surface water catchment boundary

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South Hams District Council – Joint Local Plan submitted evidence – Green Infrastructure Framework



Included in the South Huish Neighbourhood Plan

Policy SH Env3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish

All future developments must demonstrate an awareness and management of wildlife corridors through the parish and connecting to the broader green infrastructure of South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan¹⁸. The purpose of referring to the South Hams Green Infrastructure Framework is to build on the Strategic Aims and Actions of the framework adding and improving the GI resource at a local level.

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2.4 Sustainable Drainage, Flood Alleviation and Water Quality Theme

2.4.1 Vision

Healthy watercourses meeting their Water Framework Directive targets and sustainable drainage and flood alleviation schemes providing multiple benefits for flood alleviation, recreation and biodiversity.

‘The South Hams has 17 designated Bathing Water sites and 5 designated Shellfish Water sites which are of upmost importance for the economy of the area. These waters are at risk of pollution, including run-off from roads and farmland. Green infrastructure can help to deliver water quality improvements which in turn will help us meet the Water Framework Directive targets which require all water bodies to achieve Good Ecological status by 2027. In particular creation of hedgerows, native broadleaved woodland and wetland in appropriate places has a key role to play in achieving water management, flood risk and water quality objectives’.

Aim: Promote the use of green infrastructure to contribute to sustainable drainage, flood alleviation and improved water quality				
Action		Key Partner(s) ²⁹	Likely Delivery Mechanism(s)	Potential Cross Theme Benefits ³⁰
SDFAWQ1	Promote the use of SUDS within development and ensure SUDS design provides biodiversity and recreational functions where possible.	SHDC, DCC, DNPA, EA, developers	Developer contributions, planning conditions	AHR, BLH
SDFAWQ2	Promote the use of buffers between new developments and watercourses to manage flood risk, geomorphology, water quality and biodiversity.	SHDC, DCC, DNPA, EA, developers	Developer contributions	AHR, BLH
SDFAWQ3	Encourage restoration of heavily modified watercourses (de-culverting, removing flow restrictions, channel restoration and bank side habitat enhancement and buffer zones) where consistent with other environmental objectives ³¹ .	EA, SWW, WRT, SHDC, AONBs, developers, land owners / land managers	Grants, developer contributions	BLH
SDFAWQ4	Improve water quality through the catchment management approach.	EA, SWW, WRT, TECF, AONBs, land owning / land managing organisations, Catchment Partnerships	Existing organisational budgets, grants	BLH
SDFAWQ5	Ensure watercourses meet their Water Framework Directive targets.	EA, SWW, Catchment Partnerships	Grants, developer contributions, existing organisational budgets, partnership working	BLH

Policy SDFAWQ2 – Buffers between new developments and watercourses

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Applicant's submitted evidence – the stream veers around the proposal. Any surface water flooding from the surrounding land, highways and village would cross the barn site.



Figure 1.3: Extract from Landscape Strategy Plan TL-21-017-L.001

Boat equipment stored on the concrete base (This can also be seen on the aerial image 22/2/2022 on the front page of this letter).



EXISTING PICTURE OF SITE

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Joint Local Plan Policies

Dev 23: Landscape Character;

Dev 24: Undeveloped Coast;

Dev 25: Nationally protected landscape;

Dev 26: Protecting and Enhancing Biodiversity and Geological Conservation;

Dev 28: Trees, Woodlands and Hedgerows:

Dev 35: Managing Flood Risk and Water Quality impacts.

The Society would support the Case Officer view that this is a new application as the previous open sheds did not have any supporting planning approval and it is now too late to apply for a certificate of lawful development.

On reviewing the evidence included in this letter, namely that the applicant has failed to provide any supporting evidence of either agricultural background or need, and the fact that, the location of this development is in a flood zone with the potential to cause an impact on a designated beach, the **Society consider that this development planning appeal should be dismissed.**

The District Council should review its planning mapping to include designated water bathing water catchment zones, without which Case Officers have failed to identify a planning consideration of potential importance to the tourism industry.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman