



3027/21/FUL --Vineyard North of Lower Aunemouth Bantham TQ7 3AD



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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PLANNING REF: 3027/21/FUL

DESCRIPTION: READVERTISEMENT (Revised Landscape plan received) Temporary installation of two rows of Paraweb Fencing to protect planted Windbreaks

ADDRESS: Vineyard North of Lower Aunemouth Bantham TQ7 3AD

2nd September 2022

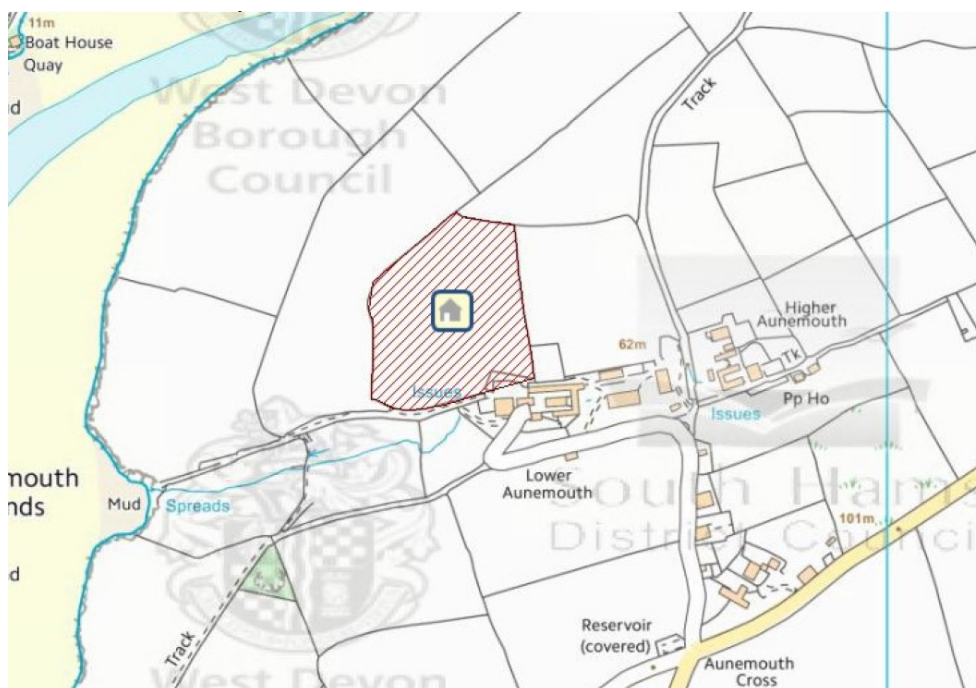
LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

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 has now had sight of the officer report for this application and the accompanying documentation and we consider the information submitted is misleading in its content.

The Case Officer Location Plan.



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The Case Officer plan does not include the whole site landscape changes that this Vineyard is introducing into the highly protected landscape.

The site plan for the development presented in the Case Officer report only shows the one field. The Society believes this to be misleading as it under represents the area of land in which there will be wind breaks creating visual impacts.

It is possible that this could be as a result of the application documents submitted.

The latest satellite image freely available shows the field that is highlighted by the Case Officer (Red Cross). The Society note that this is a highly unusual landscape change involving a number of fields.



On the following page is an image where it is obvious that there are landscape changes are occurring in the highly protected landscape of the South Devon Area of Outstanding Natural Beauty and the Heritage Coast on more than the one field.

The owners have chosen a location where they have taken on the often brutal prevailing winds.

No report is submitted that justifies the selection of this location for a vineyard prior to vine planting. The Vinescapes Report was instigated to recommend solutions to what should have been an obvious problem, fields on rising ground close to the shore will be severely affected by the prevailing south westerly winds.

An extract from the LVIA show that two fields are affected and an extract from the Vinescapes Report show two fields of windbreak installations.

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This image show the fencing appearing on two fields. These were observed as highly reflective in the sunshine from the SW Coast Path.



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The submitted landscape and visual impact Assessment – the two north fields to the left.



Figure 5: Oblique 3d landform Imagery looking east showing the areas with vines (outlined and toned green) in a topographical context

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The submitted Vinescapes Wind Report – the two north fields.



Figure 1a. Bantham windbreak positions (green lines) and Devon Bank positions (brown lines) in Fields 1 & 2).

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Prevailing Winds.



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Page two of the Vinescapes Report:

'The brown lines in Figures 1a and 1b indicate where new or repaired Devon Banks (see pictures in Figure 2) have been established which have been planted with native hedge plants (circa 2,400), to form part of the windbreak structure. Devon Banks are a local custom and part of the landscape heritage and contribute to the characteristic small field areas which traditionally allowed farming right up to the field boundaries. Installation of these banks in the vineyard areas began in November 2020'.



The Society notes that a member of the public has stated:

'I notice that some people have noted that a vineyard is not viable here but I have noticed that there are 3 successful vineyards in the Scilly island's which is open to much more wind than here'.

The Society checked the locations of the two Vineyards on Isles of Scilly that we could find.

Holy Vale Wines Ltd on the main island is in the centre located in a 'Vale' aligned north south in the middle of the largest island and only open to the south, now listed as a dormant company.



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St Martin's Vineyard and Winery is in a south facing bay. It is obvious this location does have to cope with winds which require many more hedgerows, more akin to a maze.



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The fields are low lying surrounded by higher ground of the bay to the west, north and east.



'St Martin's Vineyard - a unique coastal vineyard and winery'.

It is the Society's opinion that the landscape changes required in this highly visible location are only necessary because the applicant failed to choose a suitable location where the natural landscape of rolling hills could have produced a better location, rather than choosing to confront the prevailing winds.

According to Vinescapes, **this has led to 2400 metres of new or altered hedgerows which the Society believe should have triggered an Environmental Impact Assessment with Natural England.**

The location is also a subject to Cirl Bunting breeding territories and sustenance zones.

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We note that a particularly basic two page Ecology Statement has been provided by GE Consulting that did not involve any site visit.

We would like to see the local planning authority address these inadequacies in the application.

For the reasons listed in this letter, the Society objects to this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman