

2024 - Harbour Watch East Portlemouth TQ8 8PU (viewed across the water from Snapes Point, National Trust)



Charity No 263985

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PLANNING REF: 1003/24/HHO

DESCRIPTION: Householder application for partial demolition, rebuild & extension of existing dwelling, construction of new boat store & slipway, new swimming pool, new stone retaining wall to replace existing substandard tyre boundary sea defence, with associated driveway/car parking & landscape enhancements.

ADDRESS: Harbour Watch East Portlemouth TQ8 8PU.

Officer Name: Amy Hallett

3rd May 2024

REQUEST FOR CLARIFICATION OF WHETHER THE USE OF A HOUSEHOLDER APPLICATION IS THE CORRECT PROCESS FOR PLANNING APPLICATION 1003/24/HHO

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 is writing to **object** to this planning application.

Harbour Watch is a house built on a small promontory constructed in the 1920's and originally known by the name Burns End.

It first appears in an aerial image taken on the 1st July 1930.



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While resident at this home, Lionel Clayton was a significant supporter of the Salcombe Yawl class boat.

Salcombe Yacht Club – The First 100 years:

'He understands that in the late 'thirties some of the Flag Officers, L.A. Clayton in particular, were interested in the development of the yawls as a Class.

Salcombe Yawl Owners Association, <https://syoa.co.uk/history/>

The next big step came in 1938. Over the preceding winter, three yawls, designed by Mr. Lionel Clayton of East Portlemouth, were ordered from Mashfords Yard at Cremyll. These were Y 11 'Edra', R.E. Morris of Batson; Y 12 'Becas', Col G. de C. Glover and Y 13 'Seagull', D.V. Sanders.

In 1946 L.A. Clayton became Commodore of the Salcombe Yacht Club.



In close proximity on the east side is the original boathouse while also in close proximity to the west is Upalong's private access and the nearby Ditch End public landing stage, the location of the 1914-18 war memorial.

The Society are concerned about the proposed changes to this house and the overdevelopment of this small promontory within the estuary.

Even though it is proposed to retain the original structure, it will be lost within the new larger development with the discrete driveway being raised to the second floor level over a guest suite, garden store and garden toilet.

Of particular concern is the misleading representation of the north elevation to make it appear that the proposal will be surrounded by mature woods. Although this may have previously been true, it no longer is. The existing mature trees in front of the pool area have been noticeably reduced.

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In addition the new pool and hard landscape adjacent to the estuary bank and boathouse will likely compromise growing conditions along the estuary foreshore and potentially destroy the natural foreshore between the old boathouse and expanding hard landscape.

The following pages illustrate the Society's concerns this will have for the natural environment.

The North Context Elevation

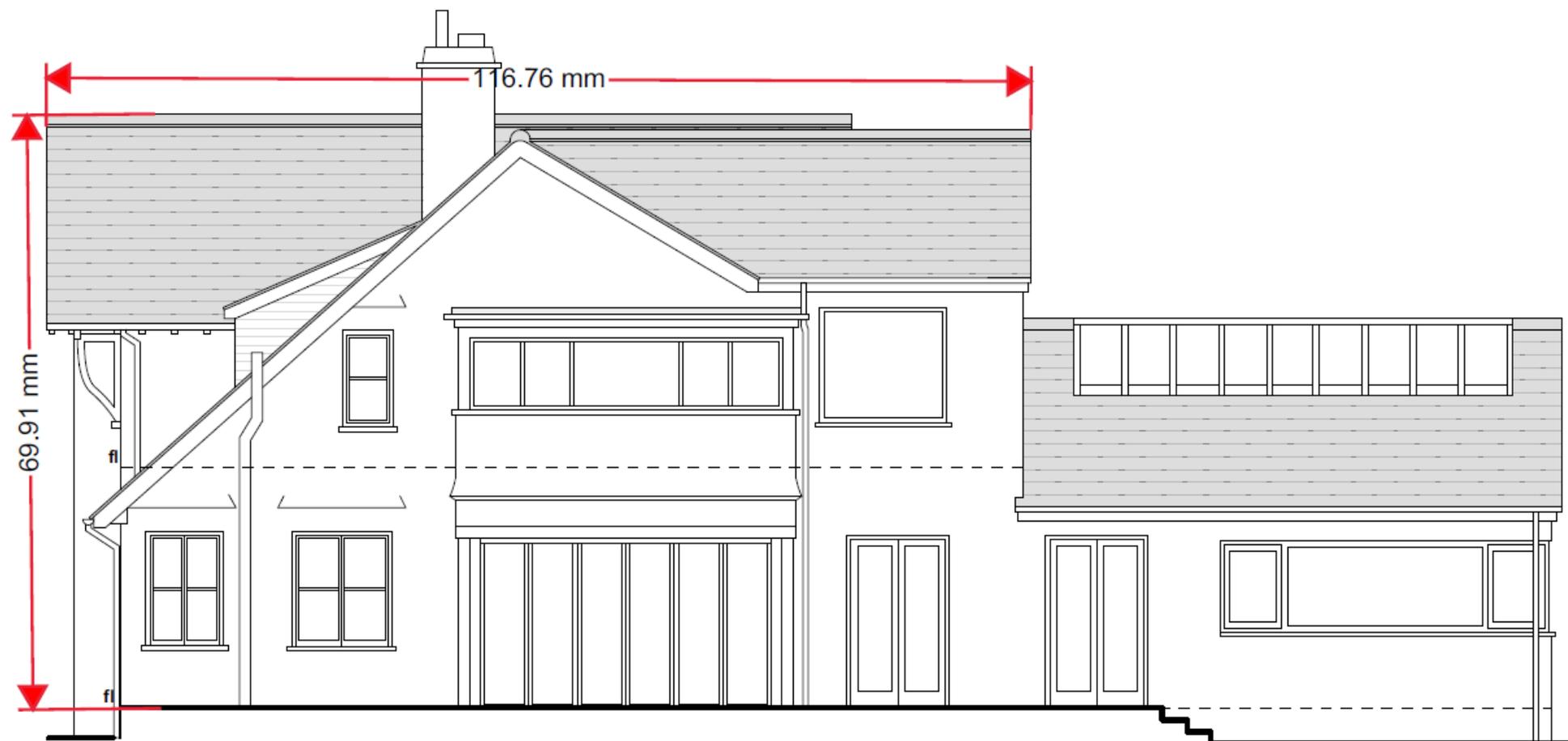
This illustration overemphasises the ability of the surrounding treescape to obscure this development.



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The Existing North Elevation



9.000m

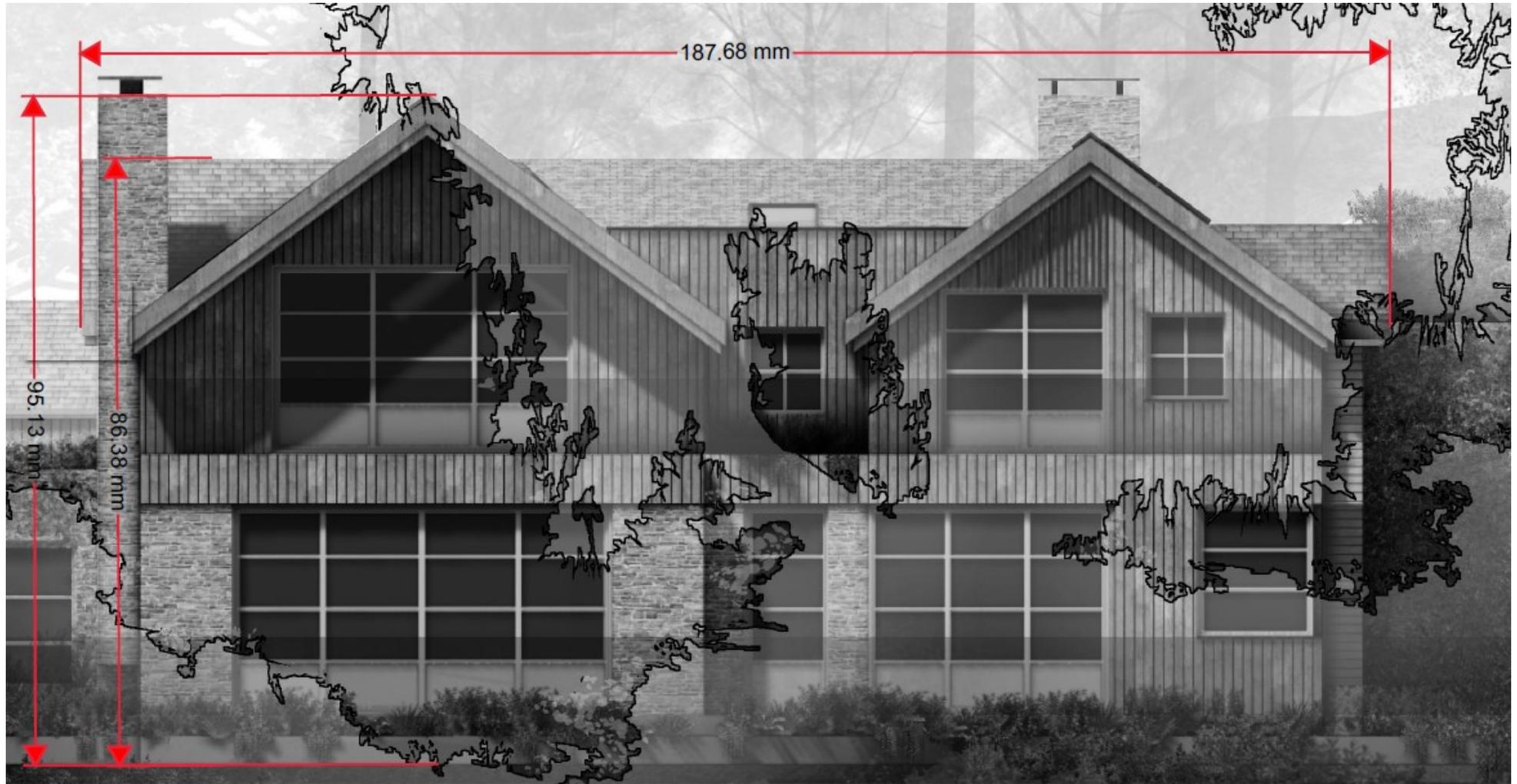
North West Elevation

The original building was 7 metres high. The two storey element was 11.7 metres long.

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The North Elevation – proposed building measurements illustrate the increase in bulk of the building.



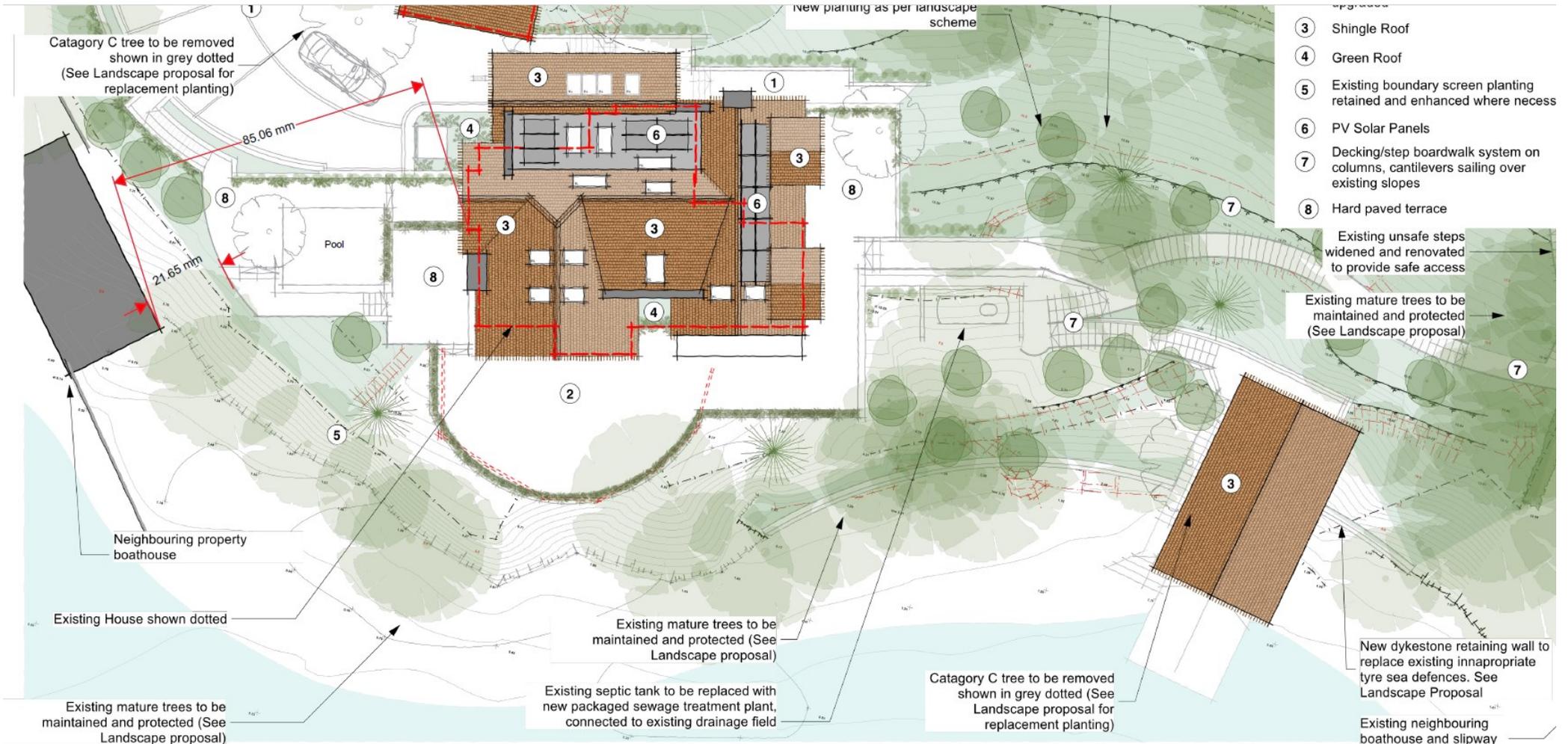
The proposed building will be 8.6 metres high with highest elements 9.5 metres high. The two story element is 18.7 metres long.

The North Elevation – The extending building footprint towards the original boathouse.



The new pool, garden toilet, garden store, guest bedroom, and raised parking area is of particular concern. The Society believe that this will threaten the natural Salcombe Kingsbridge SSSI foreshore in this area. It is over 13 metres long and reduces the gap to the old boathouse to 4 metres.

Proposed Site Plan. The hard landscape in relation to the boathouse, currently 16 metres reduces to 4 metres (1:200 scale).



Harrison Sutton
 chartered architects



H A R B O U R W A T C H | E A S T P O R T L E M O U T H
 Proposed Site Plan 1:200 @A3 March 2024 EWB 1702 / 007

**Current separation between the historic building and the boathouse is 85x200 = 17.000 Metres.
 This built separation will be reduced to 21.5x200 = 4.300 metres.**

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The Society are of the opinion that this area of the development will threaten the stability and integrity of the natural foreshore of the Salcombe to Kingsbridge Estuary SSSI.

Much of the green space between the current house and the boathouse will be lost to a larger raised parking area and pool. This extended development will sit upon the estuary bank.



This area of the development is very likely to cause considerable damage to the foreshore area alongside the existing boathouse.

We turn our attention to the new boathouse. **It is to be built part on the shore, part on the beach 22 metres from the current building extension inside TPO 953.**



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A new boat house would create a fourth building structure and slipway on a 133 metres stretch of estuary foreshore. Below L to R, the original boathouse, Upalong and Ditch End Pier/Memorial.



It is inevitable that this development will lead to further harm and damage to the foreshore during construction and is not supported by the National Landscape's Management Plans.

South Devon Area of Outstanding Natural Beauty Management Plan 2019 - 2024

Key policy objective:
To conserve and enhance the natural beauty, special qualities and natural processes of the AONB's rivers and estuaries.

Est/P1 Estuary character
A thriving maritime economy contained within the existing developed harbour areas will be promoted, complemented by high quality boating facilities and infrastructure. The more remote parts of the estuaries will be managed for their tranquil and unspoiled character and safeguarded from spread of moorings and development.

Est/P2 Foreshore management
A presumption against any further loss in extent or quality of foreshore, seabed or habitat will be supported.

South Devon Estuaries Environment Management Plan.

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*'Opportunities will be sought to maximise the benefits for wildlife from the positive management of all types of land including farmland, private gardens, community spaces and publicly owned land. **There will be a strong presumption against any further net loss in extent or quality of foreshore or seabed area and/or habitat through development**'.*

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*'Additional Policy Cumulative loss of seabed, foreshore and habitat extent. **There shall be a strong presumption against any further loss in extent or quality of foreshore, seabed or habitat unless demonstrably in the wider public interest**'.*

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The Society would like to remind the LPA of the list of operations like to affect the SSSI site, in particular items 13a, 13b, 19, 21 and 23.

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002041>

(view ORNECs).

Operations likely to damage the special interest

Site name: Salcombe to Kingsbridge Estuary

OLD1002041

Ref. No.	Type of Operation
1	Cultivation, including ploughing, rotovating, harrowing, and re-seeding.
2	Grazing.
3	Stock feeding.
4	The introduction of mowing or other methods of cutting vegetation.
5	Application of manure, fertilisers and lime.
6	Application of pesticides, including herbicides (weedkillers).
7	Dumping, spreading or discharge of any materials.
8	Burning.
9	The release into the site of any wild, feral or domestic animal*, plant or seed.
10	The killing or removal of any wild animal*, including pest control.
11	The destruction, displacement, removal or cutting of any plant, including herbs.
12	The introduction of tree or woodland management including afforestation and planting.
13a	Drainage (including the use of mole, tile, tunnel or other artificial drains).
13b	Modification of the structure of watercourses (eg rivers, streams, springs), including their banks and beds, as by re-alignment, re-grading and dredging.
13c	Management of aquatic and bank vegetation for drainage purposes.
14	The changing of water levels and tables and water utilisation (including irrigation, storage and abstraction from existing water bodies and through boreholes).
15	Infilling of ponds, pools, marshes or pits.
16a	The introduction of or changes in freshwater fishery production and management, including sporting fishing and angling.
16b	The introduction of or changes in coastal fishing practice or fisheries management and seafood or marine life collection, including the use of traps or fish cages.
17	Reclamation of land from sea, estuary or marsh.
18	Bait digging in intertidal areas.
19	Erection of sea defences or coast protection works, including cliff or landslip drainage or stabilisation measures.
20	Extraction of minerals, including shingle, sand and gravel, shells and spoil.
21	Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, or the laying, maintenance or removal of pipelines and cables, above or below ground.
22	Storage of materials.
23	Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling.
26	Use of vehicles or craft likely to damage or disturb features of interest.
27	Recreational or other activities likely to damage features of interest.
28	The introduction of or changes in game and waterfowl management and hunting practice.

* 'animal' includes any mammal, reptile, amphibian, bird, fish or invertebrate.

Of particular concern should be another boathouse for this property, the proposed development adjacent to the old boathouse and direct surface water drainage from the extending hard landscape. The Society would also point out the discrepancies regarding foul water drainage.

Guidance

General binding rules: small sewage discharge to the ground

Existing discharges that started before 1 January 2015

You're in this category if all these points apply:

- the discharge was already happening before 1 January 2015
- you have not changed the discharge from surface water to ground
- you have not moved the location of the discharge or, if you have, it is still within 10 metres of the previous location
- you have not changed the volume of the discharge or, if you have, it's not more than 2 cubic metres (2,000 litres) to ground

If you have replaced your treatment system but all these points apply, you're still in this category.

If so, you must meet the 'rules that apply to all discharges'. (Not the additional rules.)

Rule 5: use the correct treatment system

You must use a septic tank or a small sewage treatment plant to treat the sewage and then discharge the waste water to ground through a drainage field. You must not discharge effluent from a septic tank to a watercourse.

A septic tank is an underground tank where the solids sink to the bottom, forming a sludge, and the waste water flows out to a drainage field.

A small sewage treatment plant, also known as a package treatment plant, works in a similar way to a septic tank. But it uses mechanical parts to treat the waste water to a higher standard before it goes to a drainage field.

A drainage field, also known as an infiltration system, is a series of pipes with holes placed in trenches. These are arranged so that the waste water can trickle through the ground for further treatment.

The system you use must meet the relevant British Standard (see rule 9).

Discharges through drainage mounds can meet the general binding rules if:

- they are not in floodplains
- they are located, designed and constructed in line with the recommendations in British Standard BS 6297:2007

If you use a non-standard system (such as a well, borehole and soakaway)

You cannot meet the general binding rules if you're using:

- a well or borehole to discharge waste water to ground
- a soakaway (designed for draining rainwater) installed after December 2007

Instead you must either:

- upgrade to a drainage field that meets British Standards (see rule 9) and check whether you meet the other general binding rules that apply to you
- connect to the public foul sewer when it's reasonable to do so – you must apply for a permit if it's not

You should avoid using non-standard systems such as boreholes, shafts, concrete rings or similar structures for new discharges to ground. These are not usually appropriate ways of disposing of sewage effluent because of their increased risk of pollution.

If your sewage effluent discharges directly to groundwater (at any time of year) through any of these non-standard systems:

- the Environment Agency will not grant you a permit
- you must replace this with a correct treatment system

The Design and Access Statement states:

DRAINAGE

The existing property is connected to a septic tank and pumped to a soakaway drainage field. A replacement modern package sewage treatment plant is proposed, which will discharge to the existing soakaway. There is no increase to the number of bedrooms between the existing dwelling and the refurbished house and therefore there will be no increase on the existing foul loading from the new treatment plant on the existing drainage field soakaway.

The system is described as pumped to a drainage soakaway.

5. Drainage field design (For cesspools write N/A)	YE	NO
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007? If not, why not? Proposed connection to reutilise existing drainage field		x
Will the discharge from the system be located in a <u>Source Protection Zone 1 (SPZ1)</u> ?		x

It is also stated that the drainage field (if it is indeed a drainage field) does not comply with British Standard BS6297:2007.

The current system therefore fails to comply with general binding rule 5, a condition that all systems must still comply with. It is not clear how the applicant can ignore this binding rule without having a potentially detrimental impact on the SSSI.

Foreshore/road collapse due to development concerns.

The Society have concerns regarding environmental damage because of recent nearby development on this scale.

The area from East Portlemouth South Pool to Mill Bay Sands has seen considerable damage to the foreshore from development that has not given due consideration to the fragile road alongside the estuary.

Milton House, Ditch End. Long drive, no driveway drainage at the road junction, May 2020

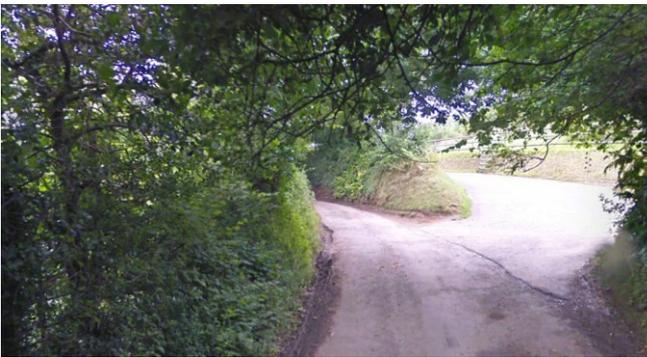


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Yalton, East Portsmouth.

Large Lorries.



March 2021



Yalton Kiln



March 2021





East Portlemouth Bridleway 10 temporary closure

ROAD TRAFFIC REGULATION ACT 1984 – SECTION 14

DEVON COUNTY COUNCIL

(BRIDLEWAY No. 10, EAST PORTLEMOUTH)

TEMPORARY PROHIBITION OF TRAFFIC ORDER 2024

NOTICE is hereby given that Devon County Council has made the above titled order.

From: Monday 18 March 2024

To: Tuesday 17 September 2024

No persons or horse riders or cyclists shall proceed on the affected path except for access to land or premises on or adjacent to that length of path. The order will continue in force for a period not exceeding six months or until the works have been completed, whichever is the sooner.

Public right of way affected:

BRIDLEWAY No. 10, EAST PORTLEMOUTH from its junction with the estuary Road C251, linking East Portlemouth with Mill Bay, to its entry onto the beach.

[East Portlemouth Bridleway 10 temporary closure map](#)

There is no formal alternative route, as access to the foreshore beyond the extent of the Public Bridleway is not by right.

The closure is necessary on safety grounds following a significant landslide.

Further information may be obtained by contacting Public Rights of Way on 0345 155 1004.

Dated: 21 March 2024

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And another recent fall at Ditch End.



The district council should not underestimate the value of trees that line the foreshore of the Salcombe Kingsbridge SSSI and the important role that they play as natural foreshore rock anchorage.

Once cut down, shoreline erosion quickly follows leading to visual harm with a requirement for nails and netting.



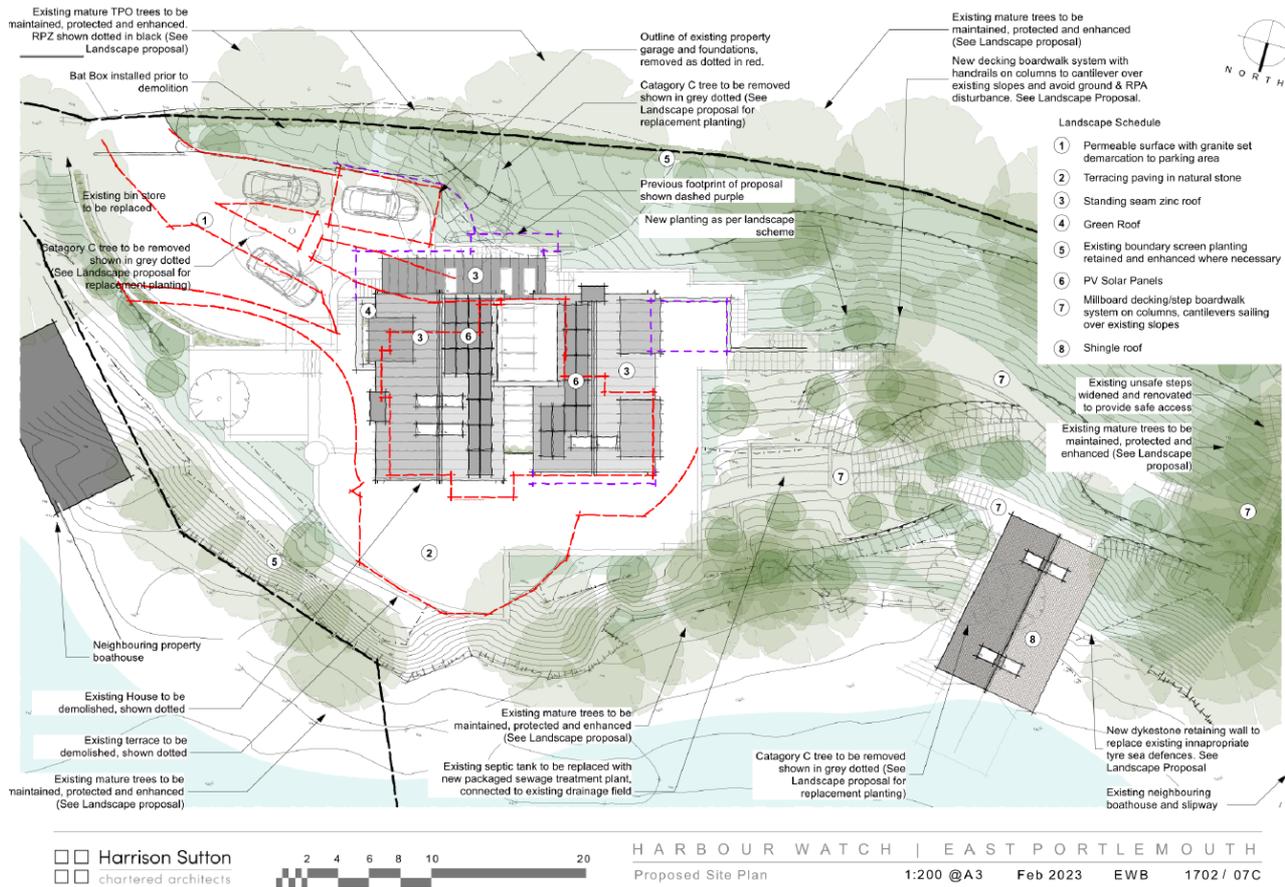
And demolition material continues to be spread upon fields in the National Landscape.



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The Society find that this proposal is very similar to 0854/23/FUL which was refused on 4/5/2023.



That application was refused with the following reasons.

1. The light impact from the additional glazing to the dwelling and boathouse proposed, as well as the domestication of the landscape, through additions such as the swimming pool, and elongated terrace would have an adverse impact on the special character of the Undeveloped Coast, and fails to preserve and enhance the setting of the South Devon Area of Outstanding Natural Beauty. The development is therefore contrary to policies SPT12.4, SPT12.5, DEV23, DEV24, and DEV25 of the Plymouth & South West Devon Joint Local Plan (2014- 2034), and paragraphs 174 and 176 of the National Planning Policy Framework (2021).
2. The proposed development fails to make an appropriate carbon reduction contribution to the adopted targets of the Joint Local Plan. The replacement dwelling would not offset the carbon impact of the proposed within 25 years, and the environmental benefits of replacing the dwelling have not been demonstrated. As such, the development would conflict with policies SPT1.2 and DEV32 of the Plymouth & South West Devon Joint Local Plan (2014- 2034), paragraphs 154 and 157 of the National Planning Policy Framework (2021), and M5 of the Climate Emergency Planning Statement.
3. Insufficient information has been provided to demonstrate that the proposed development would not have an adverse impact on the Kingsbridge-Salcombe SSSI, a site of national significance. The proposal is therefore contrary to policy DEV26 of the Plymouth & South West Devon Joint Local Plan (2014- 2034), and paragraph 180(a) of the National Planning Policy Framework (2021).
4. Insufficient information has been provided to demonstrate that the proposed development has adequately mitigated against potential impacts on protected species of wildlife. The proposal is therefore contrary to policy DEV26 of the Plymouth & South West Devon Joint Local Plan (2014- 2034), and paragraph 180(b) of the National Planning Policy Framework (2021).

5. The proposed dwelling would be significantly larger than the existing dwelling, contrary to policy TTV29 (2) of the Plymouth & South West Devon Joint Local Plan (2014- 2034).

The Society believe that these reasons for refusal continue to be sound reasons of refusal this application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman.