



## Entrance to Croft Road, Salcombe.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
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**PLANNING REF:** 2529/23/FUL

**DESCRIPTION:** Demolition of existing outbuilding & erection of new detached single storey dwelling & detached outbuilding

**ADDRESS:** Land at SX 738 392 Croft Road, Salcombe.

**Officer Name:** Chloe Allen

7<sup>th</sup> October 2023

## LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

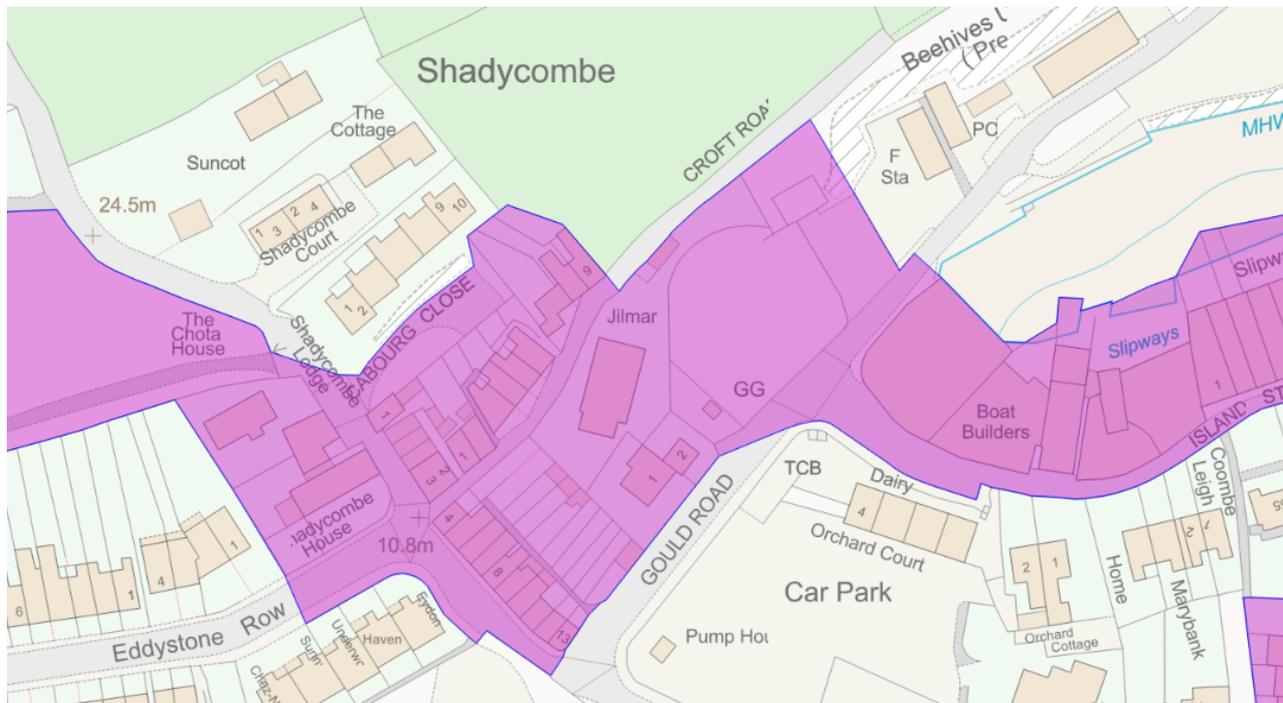
### The South Hams Society interest

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 Society objects to this planning application.

The site is located within the Salcombe Conservation Area. It is therefore disappointing to see this unauthorised work of demolishing an old stone wall and the creation of a gravelled area without consent having been obtained.

### **The Conservation Area.**



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1928 - Croft lane, the link footpath to the Batson community. The Shadycombe refuse dump runs along the creeks edge.



Croft Road in 1947. The footpath was then only direct link to the Batson community.

The footpath only became less significant with the concreting in of the old dump in the early fifties and the slightly later construction of the causeway.



... **SALCOMBE** DUMP SCHEME Need For New Wall Following a recent Ministry request **Salcombe** Council is planning a new wall for the refuse dump at Shadycombe Creek. Part of the existing wall shows signs of distortion, cause for which it is claimed, was the heavy ...

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The location was only included in the Conservation area in 2010.

Salcombe Conservation Appraisal 2010.

*'There is one area, however – around Island Street and Croft Lane – which it has been decided to include after a public consultation where local residents and users were asked their views'.*

### **Croft Road / lane today.**

The photograph below shows the approach to number 9 Croft Road from Salcombe Footpath 2 (the historical Batson footpath link prior to the construction of the Batson Creek causeway). Hempy field is on the right side of this lane.



On the left, the entrance to the site, the location of the unauthorised development.



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The levelled gravel area and stone wall removed.



The building proposed to be demolished.





The list of cars this short:

Citroen Ami, Smart ForTwo, Smart ForFour, Fiat 500, Kia Picanto, Volkswagen e-up!, Hyundai i10, Toyota Aygo X, Suzuki Ignis and Fiat Panda.

The inclusion of an inadequate turning head at an inappropriate location will not change the requirement for some residents to have to reverse into Croft road from Shadycombe road.

The Society consider that the site size is inadequate for proposed development, and that the proposal fails to preserve or enhance the character or appearance of the Conservation area.

The removal of a local stone wall and the installed gravel area has caused harm to the character of the lane and user experience.



**NPPF Para 110:**

*a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*

***b) safe and suitable access to the site can be achieved for all users;***

***c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and***

***d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.***

***111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.***

***112. Within this context, applications for development should:***

*a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*

*b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*

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*c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*

*d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

The Society consider that Croft Road is inadequate to support further development that requires the support of vehicle movement and parking past the end of the old cottages. No end of road turning provision is available and this proposal fails to change that. There are no standards that prescribe a turntable for the turn head at the end of a road for vehicles of 3.5 metres or less.

The Location is also within the South Devon AONB and the Heritage Coast.

### **Planning Policies.**

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT3 Provision for new homes

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area

DEV9 Meeting local housing need in the Plan Area

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment

DEV23 Landscape character

DEV24 Undeveloped coast and Heritage Coast

DEV25 Nationally protected landscapes

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV29 Specific provisions relating to transport

DEV30 Meeting the community infrastructure needs of new homes

DEV31 Waste management

DEV32 Delivering low carbon development

### **Neighbourhood Plan**

Salcombe Neighbourhood Plan

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The Society requests that the council refuses this application and investigates the unauthorised development.

For and on behalf of the South Hams Society.

Richard Howell,  
Chairman.