



THE SOUTH HAMS SOCIETY

Protecting and Enhancing the Natural Beauty and Heritage of the South Hams



Registered address: Olde Stones, West Alvington, Kingsbridge, South Devon TQ7 3PN.

6th April 2020

Planning Application Ref: 4063/19/FUL

Applicant: Mr & Mrs R & L Dafforn

Replacement dwelling with associated landscape work (amendment to design previously approved 1125/17/FUL). Sandnes, Beadon Road, Salcombe TQ8 8LU.

Officer: Lucy Hall

Dear Ms Hall

Additional comments in response to the Construction Management Plan

The South Hams Society's Letter of Representation (Objection) on this application is documented on the Local Authority Planning portal, dated 22/01/20. Within that we have set out our reasons for opposing both the scale and design of the proposed development. Our concerns about the impact that a substantially larger replacement dwelling will have on the South Devon AONB landscape is expressed fully within that document, with reference to the relevant national and local planning policy.

Having noted the addition of a Construction Management Plan (MNP) dated 18/03/20 to the online planning portal, we have now reviewed this document. We find that it contains aims and intentions that, if approved and implemented, would be severely detrimental to a substantial area of Beadon Lane and its unspoilt, sylvan sense of place.

It is stated in MNP that: 'the existing private part of Beadon Road will be widened, improved, and maintained through the project for the benefit of all neighbours but also to make the access to site easier and to accelerate the construction process'. The reality is that only two neighbours need vehicle access to their properties which are adjacent to Sandnes in the middle section of Beadon Lane.

In recent weeks it has been noted that a Land Rover and a Western Power Utilities van comfortably travel the entire length of the Lane. It is a perfectly feasible undertaking which does not require the proposed 'widening and improving'. The proposed widening of the lane and removal of the bordering vegetation is clearly entirely self-serving, desired solely to facilitate easier site access for the applicants for the Sandnes development. Whilst it may benefit their personal aims, the proposal is not in the interest of nearby residents and visitors many of whom use the lane for walks including access down to the beach.



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We believe that the degradation of this valued natural amenity would unjustly impact the enjoyment of the very many people who walk it all year round.

We note that within the CMP document, there is constant reference to 'Beadon Road', however, to generations of local residents and frequent visitors, this access route has always been known as 'Beadon Lane' or the 'Beadon Track'. This is important. Even in the peak summer holiday season, cars are rarely seen using it. This absence of vehicles along this narrow lane is the very thing which creates a protected environment in which nature thrives. This is what makes the lane special and loved by those who use it.

On entering Beadon Lane from Beadon estate, in its upper part, hedgerows and trees predominate on the right hand side of the lane and border Beadon Farmhouse and sloping fields. On the lower part of the lane, from Sandnes to North Sands, there is a great deal of vegetation on both sides. The proposal to widen the track, and remove the network of hedges and mature trees – assets which we understand to provide essential corridors for wildlife of all types - presents adverse harm which undoubtedly carries ecological consequences.

Within the previously approved application for Sandnes (ref: 1125/17/FUL), the Ecological Consultant David F Wills references this habitat further afield from Sandnes, and states – 'These habitat features have very good potential to support roosting, foraging and commuting bats and other forms of wildlife'. Widening the track and removing this habitat will fragment and destroy a precious local ecosystem which sustains substantial numbers of bumblebees, butterflies and other insects as well as birds. We consider, therefore, that there is a clear requirement for an Ecological Assessment to be undertaken.

It is a matter of national planning policy, and therefore of Law, 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 believes that the level of harm that this application poses to the natural landscape and the diverse wildlife which relies on it, both on site and in the environs of Beadon Lane, is unacceptable. We therefore maintain our objection to this application, and respectfully request refusal. Thank you for your kind attention.

Yours sincerely, on behalf of the South Hams Society,

Ms Didi Alayli, Chair