



**PLANNING REF: 4207/23/FUL**

**DESCRIPTION: Demolition & replacement of Collapit Creek House, Coach House & annex, outbuildings, driveway, parking, new swimming pool, bat house & landscape enhancements.**

**ADDRESS: Collapit Creek House West Alvington TQ7 3BA**

**5<sup>th</sup> March 2024**

### **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 **objects** to this planning application.

The application follows almost immediately after the LPA had issued a Certificate of Lawfulness for permitted development rights alterations.

The Society is appalled that someone would wish to demolish Collapit Creek House.

When on sale, and as we show on the following pages, it featured as a Property of the Week where it was stated that, ***'This grand house would make a wonderful family home or even a boutique B&B and whilst it does need modernisation, extensive renovation is not required'***.

<https://medium.com/property-with-potential/property-of-the-week-collapit-creek-house-e4536cd40afa>

Yet the District Council has now received an application to demolish the house.

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

# Property of the Week: Collapit Creek House



Rachael Phillips · Follow

Published in Property With Potential · 5 min read · Jul 4, 2018



This weeks property of the week is something very special. Collapit Creek House sits on approximately 3.28 acres of land and overlooks the Salcombe Estuary, at the mouth of Collapit Creek.

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

This grand house would make a wonderful family home or even a boutique B&B and whilst it does need modernisation, extensive renovation is not required.



This 11 bedroom property has sloping south facing gardens and grounds running down to the foreshore, with about 600 feet of water frontage. The house enjoys unspoilt countryside views in this *Area of Outstanding Natural Beauty* and the coastal protection belt.

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



The house is also very well protected by its own land and you can access the property via a private drive. This drive is shared with a farm and other residential properties in the area. You will also benefit from a detached double garage, a disused tennis court and ample parking space.



The property extends to a total of 6,485 square feet so there is plenty of space to enjoy and even extend. You enter the house via a entrance hall which is fitted with tiled flooring, perfect if you have been exploring the wonderful countryside that surrounds this property.

**Charity No 263985**

**Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR**  
**[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)**



This then extends to the hallway where you have the stairs to the first floor, an under stairs cupboard and a grand fireplace with a wooden mantelpiece and surround.

From the hall you can gain access to the living, dining and sitting rooms. The living room is spacious and has a marble surround fireplace with a matching marble hearth and moulded cornice. There is part wood panelling throughout the living room so this is something that you may want to keep for posterity or remove to completely change the feel of the room.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

The dining room features another fireplace, this time brick with a wooden surround and has built in cupboards on either side which are perfect for showcasing any collectables you may have. There is also a window seat where you can enjoy your morning cup of tea whilst overlooking the beautiful views.



The sitting room has access to the garden with patio doors to the rear. This room also benefits from deep skirting boards and a frieze ceiling which are in keeping with the period of this house .



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Now this property is a steal for anyone who loves to cook or maybe you can't stand the mess your other half leaves in the kitchen so a great opportunity for his and her's kitchens. That's right. This property benefits from two kitchens.



There is a main kitchen which has an oil fired Aga which is set in to a former fire place. It has floor and wall mounted cupboards meaning plenty of room to keep your appliances. There is also plumbing for a washing machine, but you may want to consider moving this to the boiler room or side entrance hall which is just off the kitchen and would make an ideal utility room. The main kitchen also benefits from a walk in larder with a mix of wooden and slate shelving.

Side Entrance Hall has original marley tiled flooring, a marble sink unit, electric meter cupboard plus a separate WC.

There is then a second kitchen which has a range of floor and wall mounted cupboards, stainless steel sink unit, cooker point, fluorescent ceiling light plus a built-in safe.

The first bedroom is also on this floor, with a bathroom that has a bath.

Going up to the first floor, you'll find a galleried landing and 8 of the bedrooms, plus 2 further bathrooms.



The first bedroom comes with built in wardrobes and an en-suite which has a bath, a low level wc, a wash hand basin and a heated towel rail.

Now, with our property of the week pieces, we like to throw in the odd curveball. If you didn't think that two kitchens were enough, we have a surprise for you. On the first floor, one of the bedrooms also includes a kitchenette area to include stainless steel sink unit, floor cupboards, worktop and tiled splashback and Radiator, moulded cornice, pendant ceiling light and balcony.

Then there is ANOTHER kitchen area which has a stainless steel sink, cupboards and worktops. These additional kitchens lend mean that this property is ripe for use as a holiday rentals or a B&B.

On the second floor you'll find the remaining 3 bedrooms as well as a living room are that also has a stainless steel sink unit, cupboards under, built-in storage cupboard, door to attic and a balcony.

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



There can be no real justification for its demolition.

**The house also has local historic significance.**

**Historic record.**

The property is listed on the Devon Heritage site.

<https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html?id=82d17ce243be4ab28091ae1f15970924>

Similarly the Kingsbridge Cookworthy Museum holds historic records for this house.

The house was once the home to a significant local person, namely:

FROUDE, Ashley Anthony, CMG 1892, OBE 1919; BA; DL, JP Devon; Comdr, RNVR.

Collapit Creek house was the home of Ashley A. Froude, C.M.G., and Ethel Aubrey Froude. The family are recorded as living at the home from 1901 (census) through to Ashley Froude's death at South Hams Hospital in 1949. The house was almost certainly built for this family because it does not appear on maps for SW England 1873 – 1888 but does appear on post 1900 Ordnance Survey.

Ashley Froude - Private Secretary to Sir R. Herbert, Colonial Office, 1886; Secretary to Behring Sea Commission, 1891; attached to Behring Sea Arbitration, 1892; Assistant Private Secretary, Colonial Office, 1896. Decorated for services in connection with Behring Sea Arbitration for service he received the Order of Saint Michael and Saint George.

Salcombe Yacht Club - The First One Hundred Years:

By the Spring of 1895 the Club had elected its Flag Officers and Sailing Committee. The Commodore was Ashley Froude from Collapit who became the first Chairman of the newly-established Salcombe Urban District Council in that same year.

Ashley Froude was the son of James Anthony Froude (1818-1894), who was a distinguished historian and late Regius Professor of Modern History at The University of Oxford. He was a highly acclaimed writer, as well as the biographer. He is said to have written his history at The Moulton in Salcombe and Froude Road is opposite the entrance to The Moulton.

The only son of Ashley Froude and Ethel Froude, John Aubrey Froude died on the 22<sup>nd</sup> September 1914, with the sinking of HMS Cressy in the North Sea.

In the church of St. Nicholas and St. Cyriac in the village of South Pool hangs a plaque inscribed:

*'To the memory of John Aubrey Froude R.N. Son of Ashley Froude C.M.C of Collapit Creek Kingsbridge and Ethel Aubrey Froude daughter of Captain A.P.Hallifax of Halwell*

*In this parish and only grandson of James Antony Froude Regus Professor of modern history Oxford University.*

*He died in the discharge of his duty at the age of 16 when serving as midshipman in H.M.S.Cressy.*

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

*This ship was sunk by a German Submarine In the action in the North Sea on September 22 1914 while she had stopped to rescue the survivors from H.M.S. Aboukir and Hogue, previously sunk in the same action’.*

Ethel was previously a spinster living in South Pool.

Ashley was Honorary President of The Devonshire Association.

1913 Buckfastleigh Ashley A. Froude, Esq., CMG, MA, JP

## President

Each year a person of standing in the county is invited to be Honorary President of The Devonshire Association.

A president’s year of office commences at the Annual General Meeting (held as part of the [Annual DA Conference](#)). The outgoing President chairs the AGM and invests the incoming President with the silver-and-enamel ‘President’s Jewel’, given to the Association in 1935 by Lady Radford. The new President then gives a talk on a Devon subject of his or her choosing, which is normally published as a keynote address in the forthcoming [Transactions](#).

The President also conceives and organises the [President’s one-day symposium](#) assisted by the Executive Committee.



1919 OBE for long continuous research & experimental work with hydrophones.

O.B.E.	Froude, A.A.	Lt. Coln. C.M.G. R.N.V.R.	D.A.S.D.	231	Long continued research & experimental work with Hydrophones.	See P. 45 C.
--------	-----------------	------------------------------	----------	-----	---	--------------

A J.P. at Kingsbridge Magistrates for 52 years.

**J.P. FOR 52 YEARS**

... **J.P.** FOR YEARS Kingsbridge tribute to the late Mr. **Ashley Froude** Tributes to Mr. **Ashley Froude** ere paid at yesterday's sitting of Kingsbridge Court. Mr. R. W. Prowse, chairman, said Mr. **Froude** was appointed a ...

Published: Thursday 09 June 1949  
 Newspaper: Western Morning News  
 County: Devon, England

Collapit Creek house was used during WW1 as a convalescent home for recovering solders while Ashley Froude served in the RNVR.

Collapit Creek House – (Source Cookworthy Museum)



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

Nurses in the gardens – (Source Cookworthy Museum)



Charity No 263985

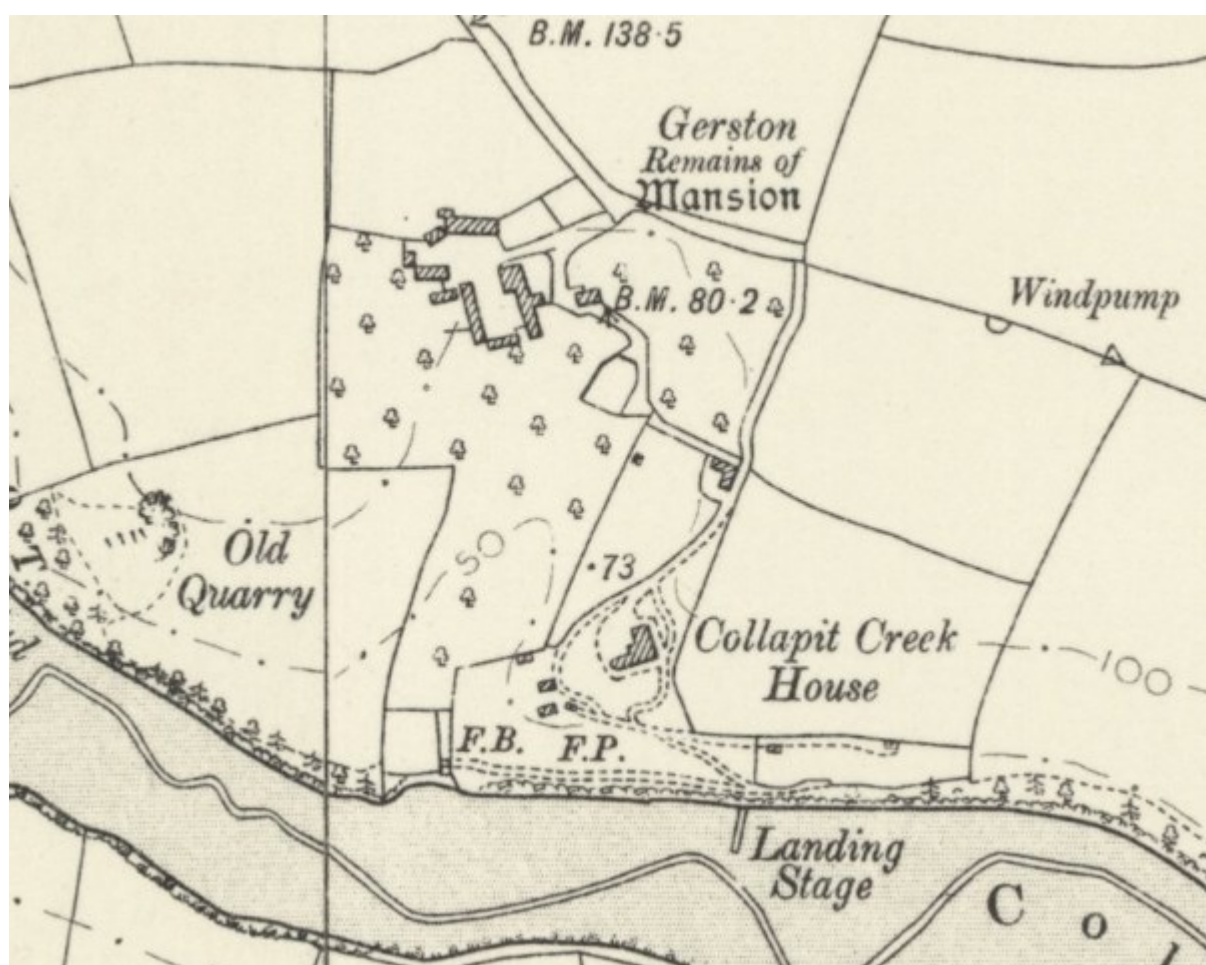
Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](http://www.facebook.com/SouthHamsSociety/)



Today's Kingsbridge/Salcombe Estuary place is Collapit Creek. A house at Collapit was used during WW1 as a convalescent home for recovering soldiers and most of our photographs of the house and the creek come from this era or older, if you have modern images please do get in touch. The first of our Collapit images is a tinted postcard showing Two men and four ladies in a rowing boat at Collapit Creek.

(P05728). Second image from our WW1 album shows Collapit Creek, with hospital in the background. 1914-1918. (P01445bf) Third image, Collapit Creek SVA Hospital during WWI 1914 - 1918, Nurses Kingwill, Coyte, Blumberg, Yeabsley, Anning, Loman and Balkwill. (P01445j) Final image,

from an album featuring the VA Hospital at Collapit Creek during the First World War, 1914 - 1918. Two ladies swimming in the estuary, single masted boat in the background. (PS05873)



The Society again urges the local planning authority to give due consideration to the historic environment as DEV21 of the Joint Local Plan promises.

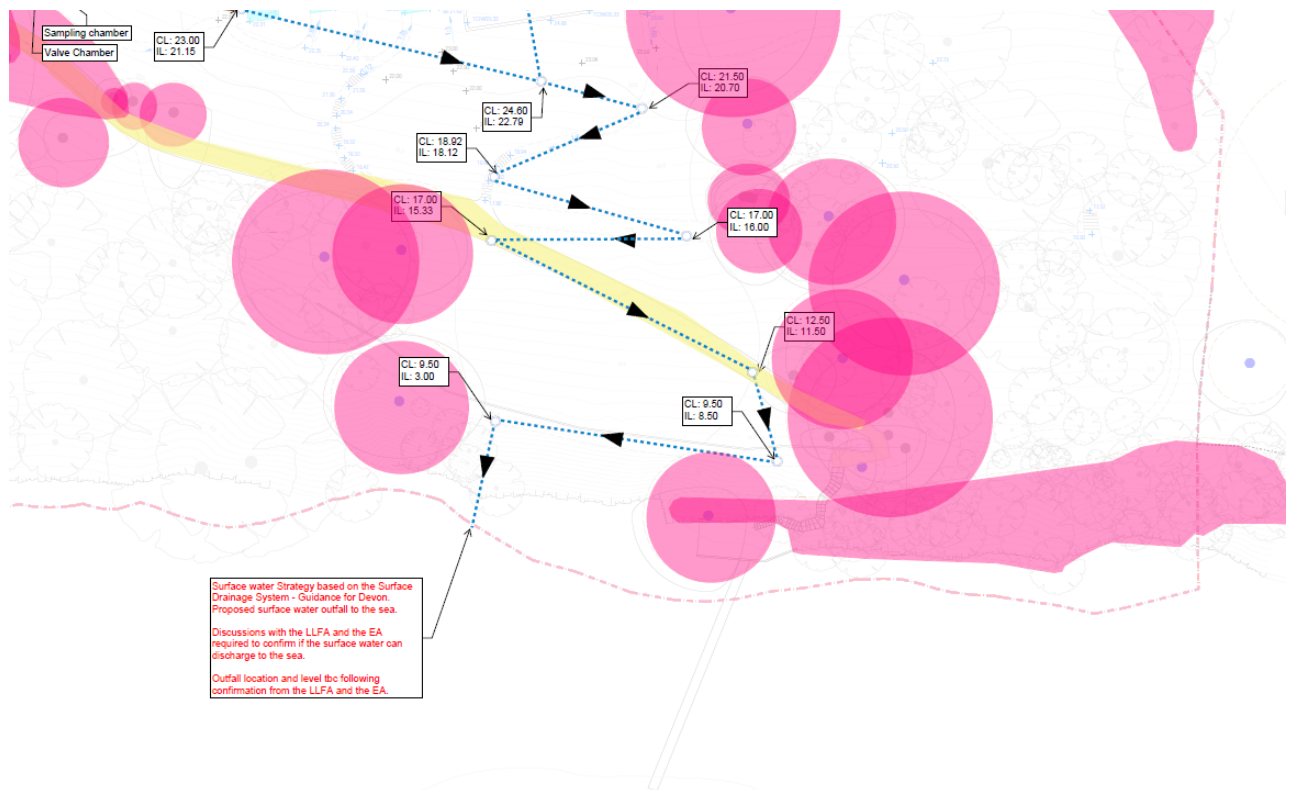
'DEV21

### Development affecting the historic environment

Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance'.

### Foul Water Drainage

The proposal states that the proposed surface water and treated foul water outfall is to sea.



Job	Project Coast	Date	07.11.2023
Title	Preliminary Surface Water Drainage Strategy Sheet 2	Eng.	NT
Job No.	3007	Sheet	SKC100
		Rev.	P2





Surface water Strategy based on the Surface Drainage System - Guidance for Devon.  
 Proposed surface water outfall to the sea.

Discussions with the LLFA and the EA required to confirm if the surface water can discharge to the sea.

Outfall location and level tbc following confirmation from the LLFA and the EA.

Site located within a SSSI area. A bespoke permit with the Environment Agency required to confirm if the treated foul water can discharge to the sea.

Sewage and swimming pool effluent to discharge to the surface water system via a package treatment plant. Subject to confirmation from the Environment Agency.

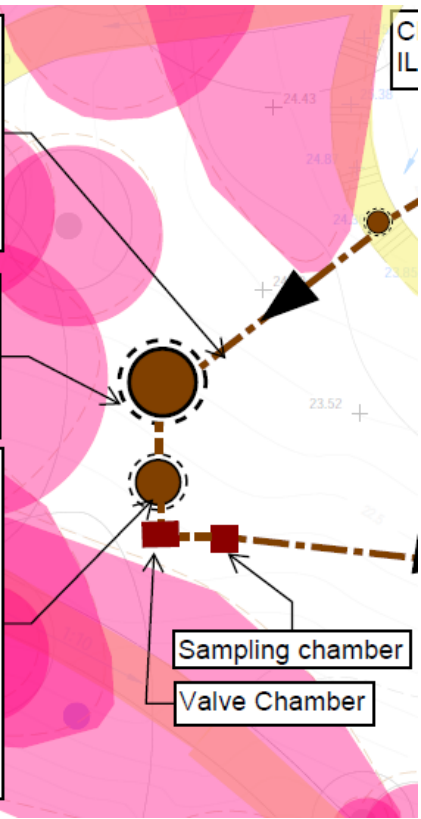
Balance tank required volume 3.63m<sup>3</sup> based on the below assumptions.

Maximum daily building discharge 3.2 m<sup>3</sup>/day, maximum pool backwash 0.428m<sup>3</sup>/day (tbc by pool specialist)

Wastewater treatment plant designed by Bio-bubble and subject to confirmation through the Environment Agency environment permit process. Minimum distance of 10m required between wastewater treatment plant and buildings.

Maintenance access required. To recover the system biological, in the event the client leaves the house and turns of the power for an extended period, a tanker on site to clean the system would be required.

Proposed location tbc.



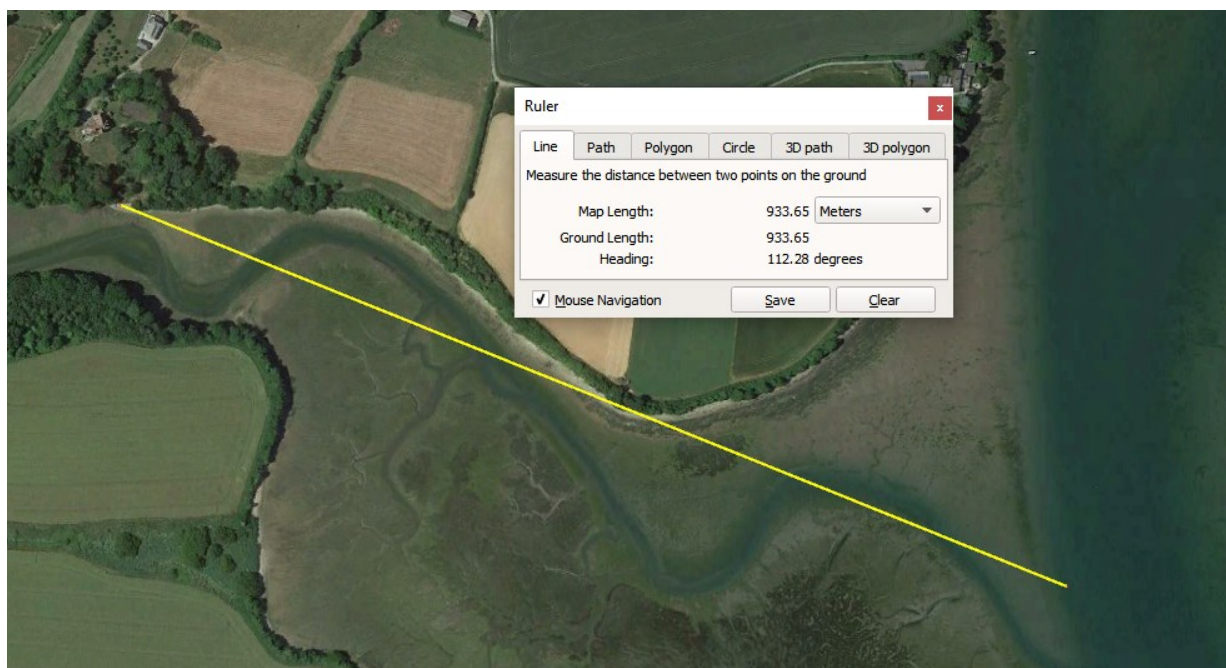
The discharge is to the estuary foreshore, and the mudflats below.

We refer the Case Officer to the General binding rules: small sewage discharge to a surface water, rule 8.

## Rule 8: in tidal areas, make sure you discharge below the mean low water spring mark

If you're in an area where the water level changes according to tides, you must make sure the top end of the pipe that releases sewage is below the 'mean low water spring mark'. This is the average low water mark at the time of spring tides. Check the [low water mark where you live](#).

The discharge is 933 metres from low water.



## New discharges that started on or after 2 October 2023

You're in this category if, on or after the 2 October 2023, you:

- started a discharge from a small sewage treatment plant
- changed a discharge from surface water to ground
- moved the location of the discharge to more than 10 metres away from the previous location
- increased a discharge to ground to more than 5 cubic metres (5,000 litres) a day to surface water

If so, you must meet the:

- rules that apply to all discharges
- additional rules for discharges started on or after 1 January 2015
- additional rules for new discharges started on or after 2 October 2023

Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)



## Rules that apply to all discharges

### Rule 2: only discharge 5 cubic metres or less a day in volume

For sewage from a residential property, use the [daily discharge calculator](#) to work out how much you discharge a day.

For commercial properties (such as a hotel, restaurant or office) or holiday accommodation (such as a cottage or chalet), use [British Water's Flows and Loads guidance](#). You will need to add all sources of flow together.

If you discharge more than 5 cubic metres (5,000 litres) a day to surface water, you must connect to the public foul sewer when it's [reasonable](#) to do so. You must [apply for a permit](#) if it's not.

### Rule 3: only discharge domestic sewage

The sewage must be domestic in nature. For example, from a toilet, bathroom, shower or kitchen of a house, flat or business (such as a pub, hotel or office).

Find out more about [what the definition of domestic sewage includes](#).

### Rule 17: make sure the discharge point is not in or near protected sites

You cannot meet the general binding rules if the discharge will be in or within 500 metres of any:

- biological sites of special scientific interest (SSSI)
- special protection areas
- special areas of conservation
- Ramsar wetland sites
- designated bathing water
- protected shellfish water
- freshwater pearl mussel population

You also cannot meet the rules if the discharge will be in or within:

- 200 metres of an aquatic local nature reserve
- 50 metres of a chalk river or aquatic local wildlife site

If you have or are planning to start a discharge to surface water in or near a protected site, you must connect to the public foul sewer when it's [reasonable](#) to do so. You must [apply for a permit](#) if it's not.

In completing the expected flow, a huge figure is quoted. How can the applicant justify such a large discharge to the foreshore above the mudflats?

#### 10.Expected flow

Please estimate the total flow in litres per day (see Guidance Note 5).

483840  
/day

The Society finds it impossible to see how the Environment Agency could issue a permit for this proposal.

And the Society remains concerned that tree clearance has continued.

While the demolition of buildings is recorded as bad for the environment.

<https://www.bbc.co.uk/news/science-environment-61580979>

## Climate Change: MPs say building demolitions must be reduced

26 May 2022 · Comments



By Roger Harrabin

BBC energy and environment analyst

The number of buildings being knocked down must be reduced because demolition and rebuilding adds to climate change, MPs say.

Previously developers have been encouraged to knock down old, poorly-insulated homes and offices and replace them with buildings needing less heating.

More recently the government has agreed with engineers who argued that replacing buildings was often bad for the climate in the short and medium term.

That's because lots of emissions are created to make materials for buildings - such as steel, cement, bricks, glass, aluminium and plastics.

Demolishing and rebuilding creates double emissions by necessitating the manufacture of two lots of construction materials.

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
[www.southhamsociety.org](http://www.southhamsociety.org) | [www.facebook.com/SouthHamsSociety/](https://www.facebook.com/SouthHamsSociety/)

When the house was sold and publicised as property of the week in *'Properties with potential'*, it was stated that:

*'This grand house would make a wonderful family home or even a boutique B&B and whilst it does need modernisation, extensive renovation is not required'.*

That remains the case and the Society requests that this application be refused.

For and on behalf of the South Hams Society

Richard Howell

Chairman

20<sup>th</sup> October 2023



24<sup>th</sup> February 2024

