



THE DARTMOUTH & KINGSWEAR SOCIETY

For the preservation and promotion of good Civic Design and the protection of Natural Surroundings

Registered Charity no. 1038254

President: Sir Geoffrey Newman, Bt
Chairman: Dr John Baldock
Hon Secretary: James Dodd

c/o the Flavel,
Flavel Place,
Dartmouth,
TQ6 9ND

11th April 2011

Mr N White
Conservation Officer,
South Hams District Council,
Follaton House, Plymouth Road,
Totnes TQ9 5NE

Dear Mr White,

Conservation Areas for Dartmouth and Kingswear

We are writing in response to the current Public Consultation regarding the draft Conservation Area documents for Dartmouth and Kingswear. As you will be aware, a small group of Committee members of the Society has been contributing to the preparation of the draft Appraisal document for Dartmouth. We have welcomed this opportunity to contribute to the process but felt that it is important for the Society to record formally its views on the documentation and consultation.

Consultation Process

While we believe that the overall quality and production standard of the draft documents is excellent, we should say that we were concerned at the limited initial extent of the consultation process. At this point there was little advertisement of the consultation, with limited availability of hard copy information. We are pleased to see that the consultation period is now extended to 30th April and that the process is being advertised with on-street notices. We do feel that the SHDC website should give much more prominence to the matter, for example on the SHDC home page; there should also be reference to Kingswear in the list of Conservation Area Appraisals.

The Appraisals for Dartmouth and Kingswear

We consider that these documents present very comprehensive assessments of the distinctive historical and architectural features which make the two communities special and which underline the need for the Conservation Areas. The appreciation of local features and attention to detail is to be highly commended.

We consider that there is a very strong case for the extension of both Conservation Areas, as set out in the draft Appraisals. The original boundaries were defined very tightly and the extensions proposed would certainly be beneficial in safeguarding the special nature of both Dartmouth and Kingswear in the future.

There are a number of specific detailed points which should be noted --- as set out in the attachments to the email of 15 March from Mr P Charlesworth.

The acknowledgement on the final page of the Appraisal for Kingswear refers to collaboration with the D&K Society. The Society has not had any active involvement in preparation of the Kingswear document. The reference to Dartmouth Town Council may also need correcting.

The Draft Management Plan

We believe that the draft document satisfactorily addresses the majority of issues which fall within the planning remit. It should be noted however that there are other issues which greatly concern residents (eg litter and refuse collection) although these fall outside the immediate scope of this document.

We note that there is no Appendix 2, setting out a programme for action (referred to in Section 1). If not already available, we suggest that a programme should be drawn up and issued at an early opportunity.

We also note that Section 3 lacks a Sub-section B. In other plans this has covered *Use Issues*; this is an important topic and we wonder if some text has been omitted?

In Section 5 we note and support the proposal to make an Article 4 Direction for two types of 'permitted development'. The reference here is to Dartmouth only and we are not clear whether the intention might be to include Kingswear (which we would strongly support). Incidentally there are several other places in the text where reference is made to Dartmouth only (eg Sections 3 and 10), whereas it would be better to refer to both communities.

Section 7 refers to the vital subject of enforcement, but only covers retrospective situations. We feel very strongly that proper enforcement is an essential part of the planning process --- both to ensure that plans which do not meet Conservation Area objectives are not approved and to ensure that development is in accordance with approved plans. We would encourage you to expand the text accordingly so that authority for follow-up action can be strengthened.

In conclusion, we welcome recent progress in establishing these revised Conservation Areas. Please contact us if there are further points which should be discussed.

Yours sincerely

Dr John Baldock
Chairman

cc: Cllr J Hawkins, SHDC
Cllr H Bastone, SHDC
Dartmouth Town Council
Kingswear Parish Council