



# 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: Doug Twigg  
Hon Secretary: John Baldock

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

24 September 2009

Planning and Building Control,  
South Hams District Council,  
Follaton House,  
Plymouth Road, TOTNES,  
TQ9 5NE

Dear Sirs,

**Re: Planning Application for Noss-on-Dart Development**  
**Reference no.: 30/1504/09/O**

We are writing to give our initial views on the recent planning application for re-development of the site at Noss-on-Dart. We note that the statutory deadline for making comments or objections is 25 September 2009 and that, although we understand that the Council will accept submissions after that date, there is no fixed cut-off date for this process. The application for this major development is of course a substantial document which we are in process of studying, and will then be able to comment accordingly. However we wish to register herewith an initial response prior to the statutory deadline.

We are pleased to see that redevelopment of this site is moving forward and that the proposals include some excellent elements (such as the Marine Academy). However the site is in an exceptional location, being entirely within the AONB and visible from many viewpoints, and any redevelopment must be undertaken with the utmost care and respect for the surrounding landscape.

We therefore have serious concerns about the scale of the currently proposed development, in particular regarding the size, the height and the massing of the buildings close to the waterfront. The proposals would have a major adverse impact when seen from some viewpoints (as is indeed noted in the application's Environmental Statement). We believe that this degree of development and the extent to which it has been brought forward towards the river is completely inappropriate to the site and not compatible with Government policy for Areas of Outstanding Natural Beauty. We therefore wish to **object** to the application for the development in its current form.

We do have several other concerns (for example the extent of the marina) but prefer to leave these until we have had further opportunity to study the documents.

Yours truly

**RDH Twigg**

Doug Twigg,  
Chairman, Dartmouth & Kingswear Society

Copies to:  
South Devon AONB Unit  
Kingswear Parish Council  
Dartmouth Town Council  
Cllrs H. Bastone, J. Hawkins, M. Stone