



Dartmouth and Kingswear Society
Conserving, Enhancing, Informing, Enjoying

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

www.dandksociety.org.uk

c/o The Flavel
Dartmouth
Devon
TQ6 9ND

Marion Playle
Head of Planning, Economy & Community
Strategic Planning
South Hams District Council
marion.playle@swdevon.gov.uk

9th January 2012

Dear Ms Playle,

Re: Millwood Homes' consultation process on the West Dartmouth Development

There has been a recurring suggestion during the consultation that the Development should extend beyond the boundaries determined by the LDF consultation process and set out in the final report of the Inspector. The Society is perplexed by the silence of SHDC councillors and officers on this point and I write seeking clarification.

The Society is of the view that the LDF consultation process was thorough and the boundaries set out by the Inspector should not now simply be ignored by Millwood Homes to suit its convenience. Factors like the refusal of the owners of Milton Farm to make their land available and the existence of steeper terrain were understood at the time of the Inspector's report and cannot now be adduced, either directly or indirectly, as reasons for seeking more land for the development. In particular, the suggestion that parts of the area are too steep for building is not acceptable. Topographic plans showing slope inclinations were available during the LDF consultation period and the costs of building on such land were understood. In any event, developments with some topographical variation are preferable to long, flat ribbon development.

It continues to be a matter of surprise to the members of our Society that the developers (Millwood Homes) should also be facilitating the consultation process for the WDD. Are the Terms of Reference for their conduct of the consultation process available and, if so, could you please provide us with a copy? It would also be useful to have in the public domain information about what options Millwood Homes has on land adjoining the currently proposed Development.

It remains the Society's view that the WDD should be pursued with energy and determination, but it should be a natural extension of Townstal, not a relatively isolated third community. It should also be contained within the boundaries set by the LDF Inspector, as

far as possible, to enhance the overall sense of community, to contain any negative visual impact (the highest point of the development is prominent from whichever direction viewed), and to avoid 'urban sprawl' and ribbon development (c.f. Torbay). In order to avoid creating an isolated community, the initial development should be concentrated at the eastern end of the LDF site wherever possible. Later development (i.e. post-2016) could then be at the western end of the site, or on Milton Farm land if subsequently available.

It would be very helpful indeed if you could respond prior to the next step in the consultation process which is on 17th/18th January.

Thank you in anticipation.

Yours sincerely

John Baldock
Chairman