

Sidbury site by site assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for Sidbury proposed at the ‘Publication’ stage of consultation on the East Devon Villages Plan. The document updates the previous ‘Site by Site’ assessments by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at [Villages Plan 2016 consultation - East Devon](#).

In Sidbury the main change from the previous site by site assessment is:

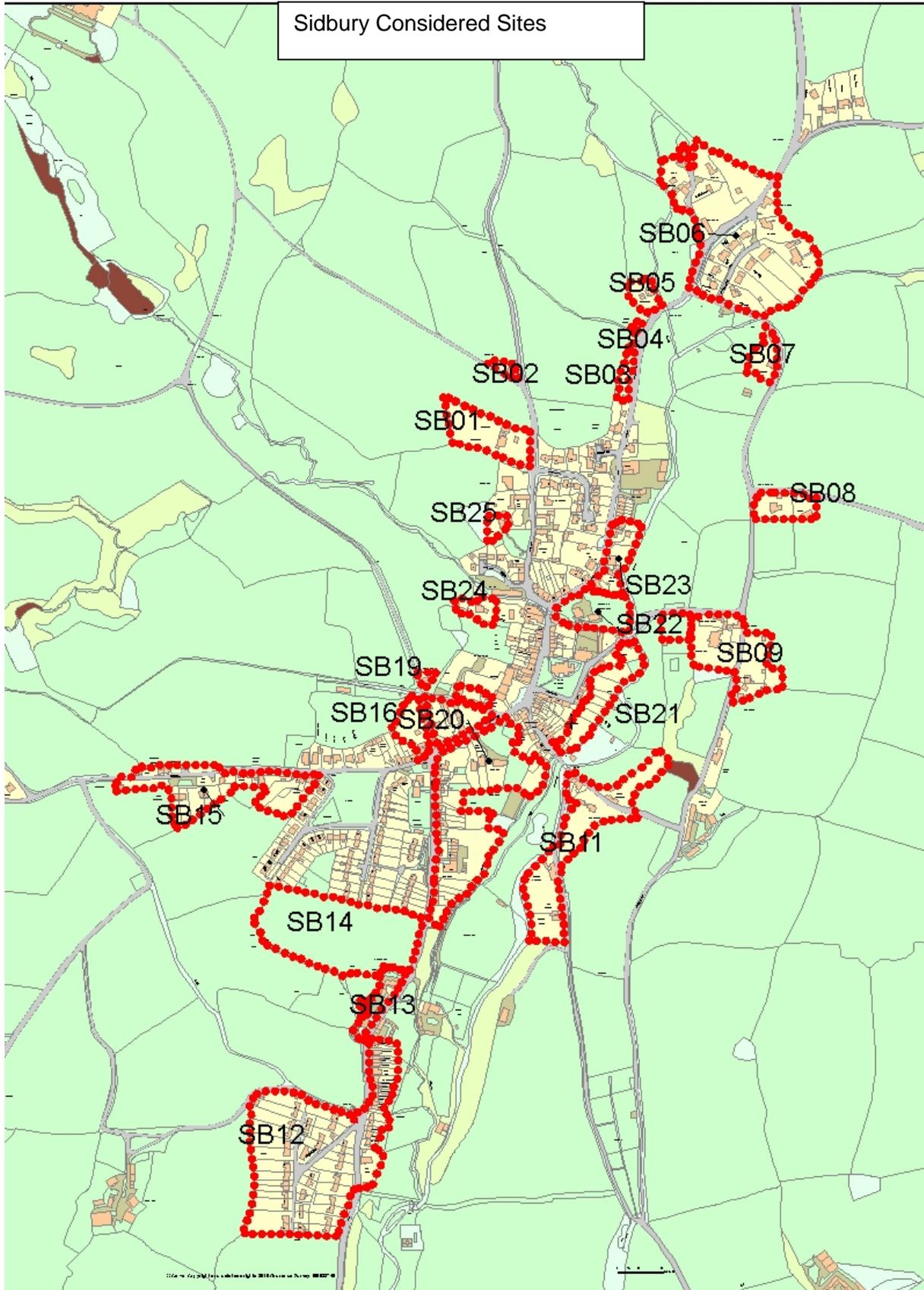
- The summarisation of additional representations received.

The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 ‘Built-up Area Boundaries and how they are defined’. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that ‘stretch out’ from the main built up area may be specifically excluded	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a

	Ref	Criteria	Exceptions	Commentary
			despite the absence of a physical boundary feature.	change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a ‘buffer’ between the main built form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim ‘mixed market affordable housing’ policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
	B3	Site allocations	Significant areas of open	If site allocations are

	Ref	Criteria	Exceptions	Commentary
		identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	space on the edge of site allocations with the countryside will not be included	contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the neighbourhood and villages plan.
Areas to be excluded	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	



Settlement	Sidbury
Site Reference	SB01
Address	The Old Vicarage Ridgeway Sidbury Sidmouth Devon EX10 0SF
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation	None

Reference	
Representation Summary	None
Issues Considered	Site consists of a dwelling with a large garden. A narrow lane separates the dwelling from the adjacent properties but still retains a strong relationship with the built core of the settlement. The site is on a slight upward gradient towards the south-west but predominantly flat. Some potential to expand the built form of the village on the garden.
Recommendation with reference to criteria used to determine	Include dwelling under criteria A1 and B1 but exclude garden under A1 and C1.

Settlement	Sidbury
Site Reference	SB02
Address	Manor East Lodge Sidbury Sidmouth EX10 0QE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a dwelling and garden on the junction at Ridgeway. Dwelling is visually and physically separated from the village by a field and has a rural appearance. The site is on a slight upward gradient towards the south-west but predominantly flat.
Recommendation with reference to criteria used to determine	Exclude under criteria A1 and C3

Settlement	Sidbury
Site Reference	SB03
Address	Hawthorne Cottage Cotford Road Sidbury Sidmouth Devon EX10 0SQ
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	7638 (2016 consultation)
Representation Summary	7638 (2016 consultation) - Boundary appears to have been extended to middle of garden and requests it be extended to include the whole garden. Important for young people to be able to afford to live where they have grown up and in the future would like to build an affordable, sympathetic property.
Issues Considered	A flat site consisting of a dwelling and long garden along cotford road. Dwelling is visually related to settlement but situated on a busy thoroughfare with no pedestrian footway. Potential to extend the built form of the village.
Recommendation with reference to criteria used to determine	Include dwelling under criteria A1 and B1 but exclude garden under criteria C1.

Settlement	Sidbury
Site Reference	SB04
Address	Pumping Station Cotford Road Sidbury Sidmouth Devon EX10 0SQ
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	A flat site consisting of a pumping station. Visually and physically separate from the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1 and C3.

Settlement	Sidbury
Site Reference	SB05
Address	Brook House Sidbury Sidmouth Devon
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	A flat site consisting of a dwelling and garden. Visually and physically separate from the village and situated along a busy thoroughfare with no pedestrian footway. Some potential to expand the built form of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1 and C3.

Settlement	Sidbury
Site Reference	SB06
Address	Cotford Sidbury Sidmouth Devon
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a large cluster of dwellings north of the main village. Functionally and visually separated from the core of the village by fields adjacent to the River Sid. No pedestrian footways are accessible to the core of the village. Potential to expand the built form of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB07
Address	Cotford Sidbury Sidmouth Devon
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a large cluster of dwellings north of the main village. Functionally and visually separated from the core of the village by fields adjacent to the River Sid. No pedestrian footways are accessible to the core of the village. Potential to expand the built form of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB08
Address	Buckley Road Sidbury Sidmouth Devon EX10 0SL
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of two dwellings east of the main village. Functionally and visually separated from the core of the village by fields adjacent to the River Sid. No pedestrian footways are accessible to the core of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB09
Address	Buckley Road Sidbury Sidmouth Devon EX10 0SL
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a group of dwellings east of the main village. Functionally and visually separated from the core of the village by fields adjacent to the River Sid. Site is on a fairly steep upward gradient from the west to the east making walking challenging. No pedestrian footways are present and village core is accessible via walking along a narrow, quiet road.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB10
Address	Walled Garden Church Street Sidbury
Planning Application Reference	15/2548/FUL
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a former walled garden to Sidbury House which has previously been subject to a refused application for a single dwelling. Functionally and visually separated from the core of the village by fields adjacent to the River Sid. Would extend the built form of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1.

Settlement	Sidbury
Site Reference	SB11
Address	Bridge Street Sidbury Sidmouth EX10 0RY
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a group of dwellings separated from the main village. Functionally and visually separated from the core of the village by fields and a bridge over the river Sid. Site is on a fairly steep upward gradient from the north- west to the south-east making walking challenging. No pedestrian footways are present. Potential to expand the built core of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB11
Address	Bridge Street Sidbury Sidmouth EX10 0RY
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a group of dwellings to the west of the village. Functionally and visually separated from the core of the village by fields and a bridge over the river Sid. Site is on a fairly steep upward gradient from the north- west to the south-east making walking challenging. No pedestrian footways are present. Potential to expand the built core of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB12
Address	Burnt Oak Chapel Street Sidbury Devon EX10 0RD
Planning Application Reference	None
SHLAA Reference	None
Map	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Aerial Photo	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Photograph	
Representation Reference	67 (2016 consultation), 6813 (2016 consultation), 7612 (2016 consultation)
Representation Summary	<p>67 (2016 consultation) - Sidmouth Town Council does not agree with the revised boundary which splits Hillside from the rest of the village of Sidbury and considers that small scale, limited expansion in Sidbury would be acceptable but that the infrastructure, especially roads, footways and the Sidbury to Sidmouth cycle track, would need enhancing and developing first. 6813 (2016 consultation) - Objects to exclusion of southern section of Sidbury Village. No logical reasons have been put forward for cutting village in half. Boundary should remain unchanged, subject to a review to extend in the area of Sidbury Mill. 7612 (2016 consultation) - As District Council Ward Member for Sidbury has had representations that</p>

	exclusion of southern part of village could be detrimental to village unity. Concerned that statement on safety of A375 understated, especially in light of additional traffic from proposed employment land at Sidford.
Issues Considered	Site consists of a group of dwellings to the south of the village. Functionally and visually separated from the core of the village by fields. Site is on a fairly steep upward gradient from the north-east to the south-west making the dwellings fairly prominent in the landscape. No footways are present to main core of the village making pedestrian access very challenging. Potential to expand the built core of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.
Settlement	Sidbury
Site Reference	SB13
Address	Furzehill Farmhouse Burnt Oak Chapel Street Sidbury Sidmouth Devon EX10 0RE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	

Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a farmhouse and dwellings separated from the main village by a field. No footways are present to main core of the village making pedestrian access very challenging. Potential to expand the built core of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1, C3 and C4.

Settlement	Sidbury
Site Reference	SB14
Address	Furzehill Farm Chapel Street Sidbury Sidmouth Devon EX10 0RE
Planning Application Reference	None
SHLAA Reference	C118
Map	
Aerial Photo	
Photograph	
Representation Reference	7171 (2015 consultation), 3176 (2016 consultation), 7478 (2016 consultation), 7171 (2016 consultation)
Representation Summary	<p>7171 (2015 consultation) - Close to choice of transport options and range of services in centre of village. Could be developed without adverse landscape impacts. 3176 (2016 consultation) - Land south of Furzehill should be developed because it is close to a bus route, and would represent a logical extension to Sidbury. The site was recommended as an allocation in the 2014 draft Villages Plan and although it is in the AONB would not have adverse impacts on the landscape. 7478 (2016 consultation) - Concerned that, although site SB14 has been excluded under criteria A1, under the impact statement it might come forward for development if there are</p>

	<p>no other suitable locations and the community agree. Alternative sites should be considered as Furzehill cannot accommodate further traffic. 7171 (2016 consultation) - Villages Plan should be allocating sites in the villages to ensure objectively assessed housing need is met. Criteria should be amended to avoid a restrictive blanket approach to new development. SA is flawed in that the conclusions it has drawn are incorrect and has not accurately assessed alternatives that would involve the small scale growth in villages. Neighbourhood Plans cannot be relied upon to deliver growth. Land south of Furzehill should be included as a sustainable location for new development and is supported by the community.</p>
Issues Considered	<p>Site consists of agricultural land to the south of the main core of the village. Site is on a fairly steep upward gradient from the north-east to the south-west. Inclusion would extend the built form of the village.</p>
Recommendation with reference to criteria used to determine	<p>Exclude under criteria A1</p>

Settlement	Sidbury
Site Reference	SB15
Address	Greenhead Sidbury Sidmouth Devon EX10 0RN
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a series of ribbon dwellings to the west of the village on a gradual incline from the east to the west. Although physically related to the settlement visual appearance becomes more rural the further west you travel as road narrows and dwellings disperse. No footways are present to main core of the village making pedestrian access very challenging. Some potential to extend the built core of the village.
Recommendation with reference to criteria used to determine	Exclude majority of dwellings under criteria A1 as being of a more rural nature and with some capacity to extend the built form of the village. Include small number of houses closely related to the core under criteria A1.

Settlement	Sidbury
Site Reference	SB16
Address	Greenhead Sidbury Sidmouth Devon EX10 0RN
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site consists of a dwelling with large garden on a gradual incline from the east towards the west. Physically and functionally related to the settlement. Large garden with potential to expand the built core of the village.
Recommendation with reference to criteria used to determine	Include dwelling under criteria A1 and B1 but exclude garden under criteria A1 and C1.

<p>Settlement</p>	<p>Sidbury</p>
<p>Site Reference</p>	<p>SB17</p>
<p>Address</p>	<p>Myrtle Farm Fore Street Sidbury Sidmouth EX10 0RS</p>
<p>Planning Application Reference</p>	<p>None</p>
<p>SHLAA Reference</p>	<p>C119- partial</p>
<p>Map</p>	
<p>Aerial Photo</p>	
<p>Photograph</p>	

	
Representation Reference	7495 (2016 consultation)
Representation Summary	7495 (2016 consultation) - Very supportive of boundary change to include Myrtle Farm.
Issues Considered	Site comprises a group of dwellings and farm buildings that are physically and functionally related to the settlement. On a gradual incline from the east to the west. Some potential in the west to extend the built form of the village.
Recommendation with reference to criteria used to determine	Include dwellings under criteria A1 and B1 but exclude some areas with capacity to extend the built form of the village under criteria A1 and C1.

Settlement	Sidbury
Site Reference	SB18
Address	Court Cottage Fore Street Sidbury Sidmouth Devon EX10 0RS
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	7488 (2016 consultation)

<p>Representation Summary</p>	<p>7488 (2016 consultation) - In the site by site assessment SB18 is referred to as comprising a dwelling and farm buildings, but the site has various owners. This needed clarifying, but there is no objection to the new plan as far as SB18 is concerned.</p>
<p>Issues Considered</p>	<p>Site comprises a dwelling and various farm buildings that are physically and functionally related to the settlement. On a gradual incline from the east to the west. No access to pedestrian footways although situated along a fairly quiet road.</p>
<p>Recommendation with reference to criteria used to determine</p>	<p>Include under criteria A1 and B1.</p>

Settlement	Sidbury
Site Reference	SB19
Address	Manor Front Lodge Sidbury Sidmouth EX10 0QE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None

Representation Summary	None
Issues Considered	Site comprises a dwelling that is visually and physically detached from the settlement.
Recommendation with reference to criteria used to determine	Exclude under criteria A1 and C3.
Settlement	Sidbury

Site Reference	SB20
Address	Fore Street Sidbury Sidmouth EX10 0RS
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises a series of private dwellings backing onto the river Sid, some with rather large gardens with the potential to increase the built form of the village.
Recommendation with reference to criteria used to determine	Include dwellings under criteria A1 and B1. Exclude gardens of dwellings with potential to expand the built form of the village under criteria A1 and C1.

Site Reference	SB21
Address	Church Street Sidbury Sidmouth EX10 0SB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises the gardens of properties along Church Street which back onto the River Sid. Some potential to increase the built form of the village.
Recommendation with reference to criteria used to determine	Exclude under criteria A1 and C1.

Site Reference	SB22
Address	Sidbury C Of E Primary School Church Street Sidbury Sidmouth Devon EX10 0SB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises Sidbury Primary School and grounds. Functionally well related to the settlement. Grounds can be considered extensive with potential to increase the built form of the village.
Recommendation with reference to criteria used to determine	Include school under criteria B2 but exclude the grounds under the exception to B2.

Site Reference	SB23
Address	Cotford Road Sidbury Sidmouth Devon EX10 0SQ
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises a series of private dwellings backing onto the river Sid, some with larger gardens with the potential to increase the built form of the village.
Recommendation with reference to criteria used to determine	Include dwellings under criteria A1 and B1. Exclude gardens of dwellings with potential to expand the built form of the village under criteria A1 and C1.

Site Reference	SB24
Address	Little Farthings Ridgeway Sidbury Sidmouth Devon EX10 0SF
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises a private dwelling with outbuilding to the west. Set back from Ridgeway but very well related to existing built form. Garden at the year includes outbuilding with the potential to increase the built form of the settlement.
Recommendation with reference to criteria used to determine	Include dwellings under criteria A1 and B1. Exclude outbuilding and curtilage under criteria A1 and C1.

Site Reference	SB25
Address	Bundells Ridgeway Sidbury Sidmouth Devon EX10 0SF
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises a well screened private dwelling. Set back from Ridgeway but well related to existing built form. Garden at the year potential to increase the built form of the settlement.
Recommendation with reference to criteria used to determine	Include dwelling under criteria A1 and B1. Exclude garden under criteria A1 and C1.

Application of the Alternative/Refinement of Built-up Area Boundary Definition for Sidbury

As an alternative to the proposed methodology for Built-up Area Boundary, assessment was also undertaken in Sidbury of walking distance and ease of walking, (especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a buggy)).

The village of Sidbury is concentrated predominantly along the A375 and is fairly linear in nature. The busy road, combined with very poor to nil footways makes pedestrian movement through the village a challenge. The core services and facilities including the shop, pub, village hall school and church are concentrated fairly centrally in the village, along or adjacent to the A375. The settlement is set in a valley along the River Sid and there is a fairly steep incline towards the east and the west. Fairly large clusters of dwellings are situated further along the A375 to the north and the separated and are separated from the core of the village by fields.

Despite the barriers to pedestrian movement. Walking distances from the core services and facilities from the main part of the village never exceeds 800m and therefore no alternative areas to exclude have been identified.

