

Board 1 Introduction

Port Royal
Sidmouth

Welcome to the Port Royal Scoping Exercise Consultation

This important consultation event is being held jointly by Sidmouth Town and East Devon District councils. The consultation will form a vital part of work currently being carried out by consultants appointed by the two councils. This work has been commissioned to help everyone understand the possibilities for Port Royal going forward.









This is an area which has long been recognised locally as falling behind and there is now an opportunity to consider how the town might use this space in the future. Both councils and local people have expressed a desire to achieve something better and to realise the potential of this outstanding location.

The Scoping Study Area is shown on the diagram to the right. The consultants are undertaking their analysis by giving consideration to:

- Any technical constraints and opportunities;
- Planning policy (e.g. The Local Plan)
- The financial feasibility of any proposals to ensure that only those redevelopment opportunities that have a 'realistic' possibility of coming forward should be considered.

We would welcome your thoughts and comments on these initial proposals. Any observations made will be considered by the councils and their consultant team and fed into the final report. The report will make various recommendations in terms of the scope and extent of any redevelopment opportunities for the Study Area and next steps.

Please come and talk to us today with your thoughts and fill in a consultation form.

Key	
Scoping Study Area	
Allocated Site	
Open Space	
Gardens	
Roads	
Pavements	
Hard Surfacing	
Water Body	

Next Steps.....

If you wish to make written comments after today, please access the consultation form via the Sidmouth Town or East Devon District council websites.

Please provide your response by Monday 31st July 2017

Sidmouth Town and East Devon District councils will be reviewing the findings of this consultation and the work of our professional advisors during the summer and will report to councillors later in the year. The Town Council will then consider how to progress.

Thank you for attending, we appreciate your input into this project.



Existing Location Plan

Board 2

Planning Policy

Port Royal
Sidmouth

Constraints and Opportunities

“Scoping Study Area” refers to the wider land area as outlined in red on Board 1

“Allocated site” refers to the Local Plan allocated site and is outlined in blue on Board 1

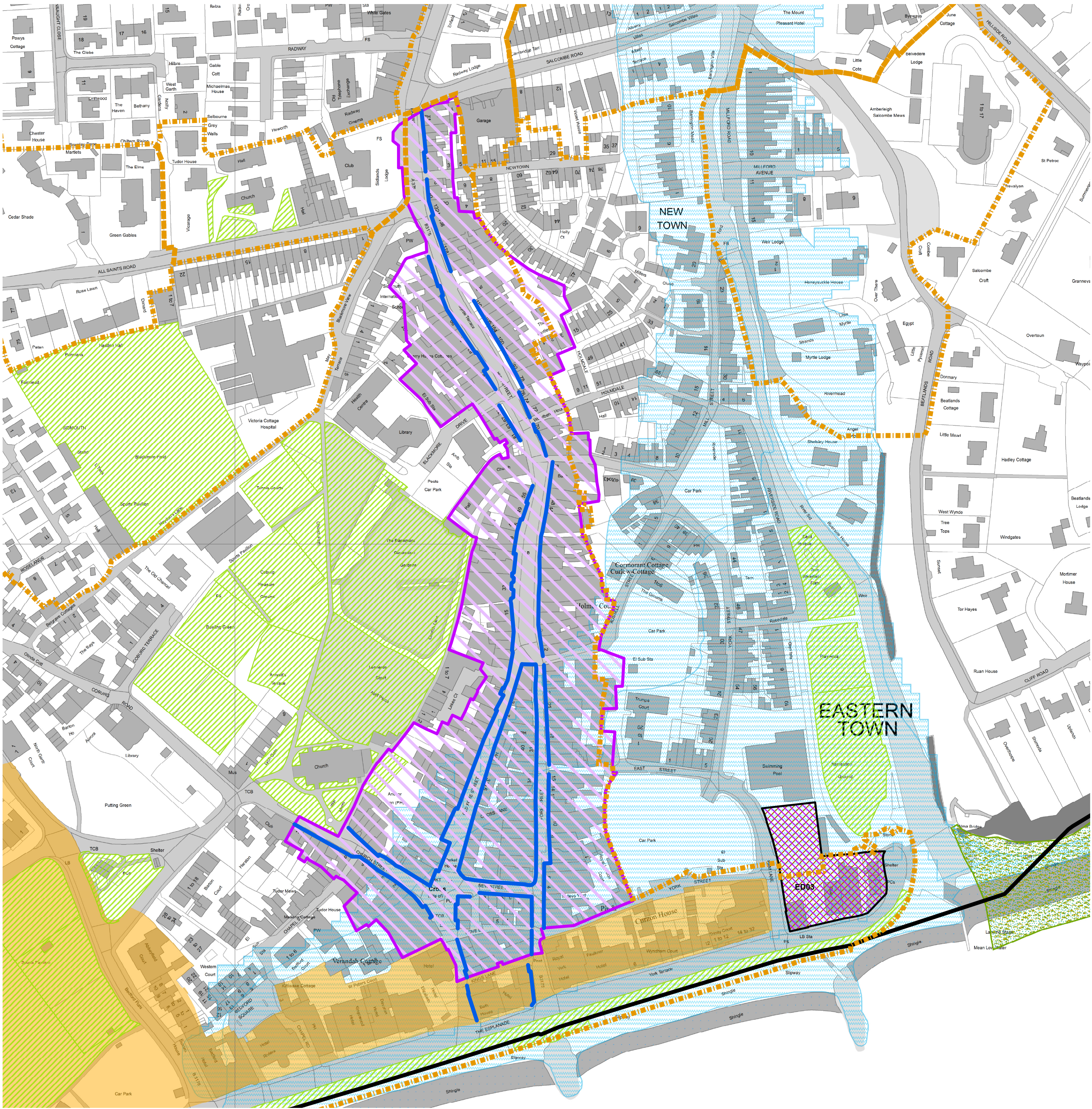
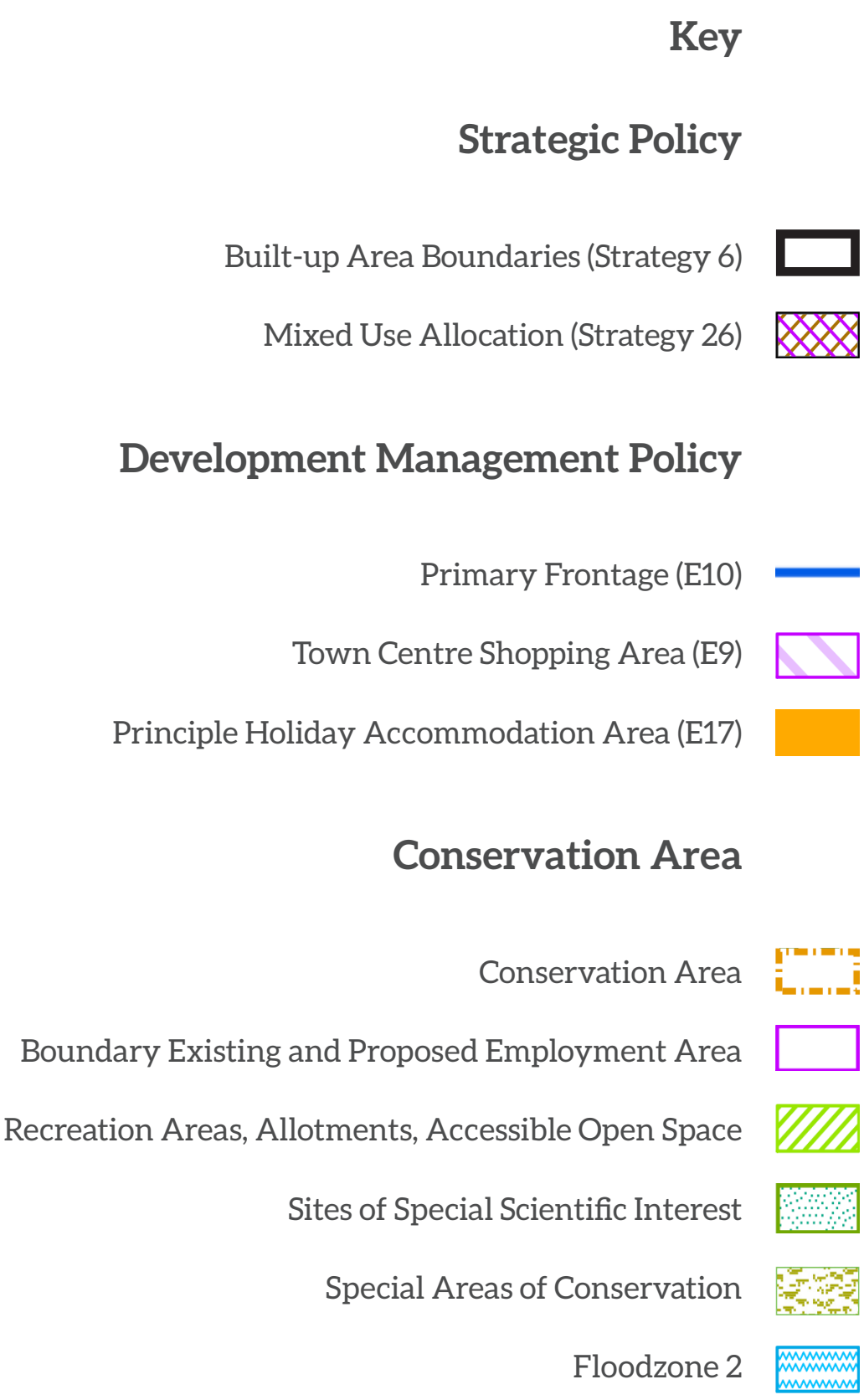
The analysis that has so far been undertaken has identified some key constraints and opportunities. These have informed the location and arrangement of the redevelopment opportunities as shown on Board 3. These are set out below:

- The content of Strategy 26, 6. c) in the adopted East Devon Local Plan 2013 to 2031;

Land at Port Royal Site:

Land for residential use is allocated for 30 homes (site ED03) this site will incorporate mixed use redevelopment to include housing and community, commercial, recreation and other uses. (Note: the land outlined in blue on Board 1)

- Part of the Scoping Study Area is in the Conservation Area. Land adjacent to the site is also in the Conservation Area and there are listed buildings on the periphery of the Scoping Study Area.
- All of the Scoping Study Area sits within Flood Zone 3a. This has been established following consultation with the Environment Agency.
- Certain uses within the Scoping Study Area need to be retained in their present location for various reasons, in particular the swimming pool complex and the Ham recreation ground.
- Existing parking provision within the Scoping Study Area should be retained where possible.
- The existing lifeboat station and sailing club need to have a waterfront location for operational reasons. (These are within the Allocated Site)
- There are no obvious technical reasons that would prevent the lifeboat station, sailing club, Drill Hall and toilet block from being demolished with an alternative development provided on that part of the Study Area.
- Existing occupational leaseholders are integral to the delivery of development on the Allocated site.



New East Devon Local Plan 2013 - 2031, January 2016



Potential Development Opportunities.

The key concept proposals arising from the analysis so far undertaken are as follows:

Paragraph lettering below corresponds with the letters on the diagram to the right.

A. For the Allocated Site in the EDDC Local Plan 2013 to 2031 (shown in blue on Board 2)

- The redevelopment of the site and land currently occupied by the lifeboat station, sailing club, Drill Hall and toilet block. This is the site identified for redevelopment in the adopted Local Plan.
- The development could comprise a building of between 3 and 5 storeys. It could be a single building incorporating various uses including a new lifeboat station, a multi-function unit that could incorporate the sailing club, other water related clubs already operating, public toilets and wider community use. Space could also be created for a café and restaurant. These could occupy the ground floor and first floor of the building.
- Up to thirty residential apartments with potential to be of various sizes could form part of this development occupying the second, third and fourth floors.
- The concept proposals have been prepared taking into account the character of the existing site and immediate surrounding environment.

B. Pedestrianisation

- Pedestrianisation of the Esplanade from its junction with Ham Lane running eastwards towards Salcombe Hill. This creates an opportunity for a vibrant, active frontage to the new development on the allocated site where people can use the space free of traffic whilst maintaining access for emergency vehicles, e.g. lifeboat.

C. Access Road from Ham Lane

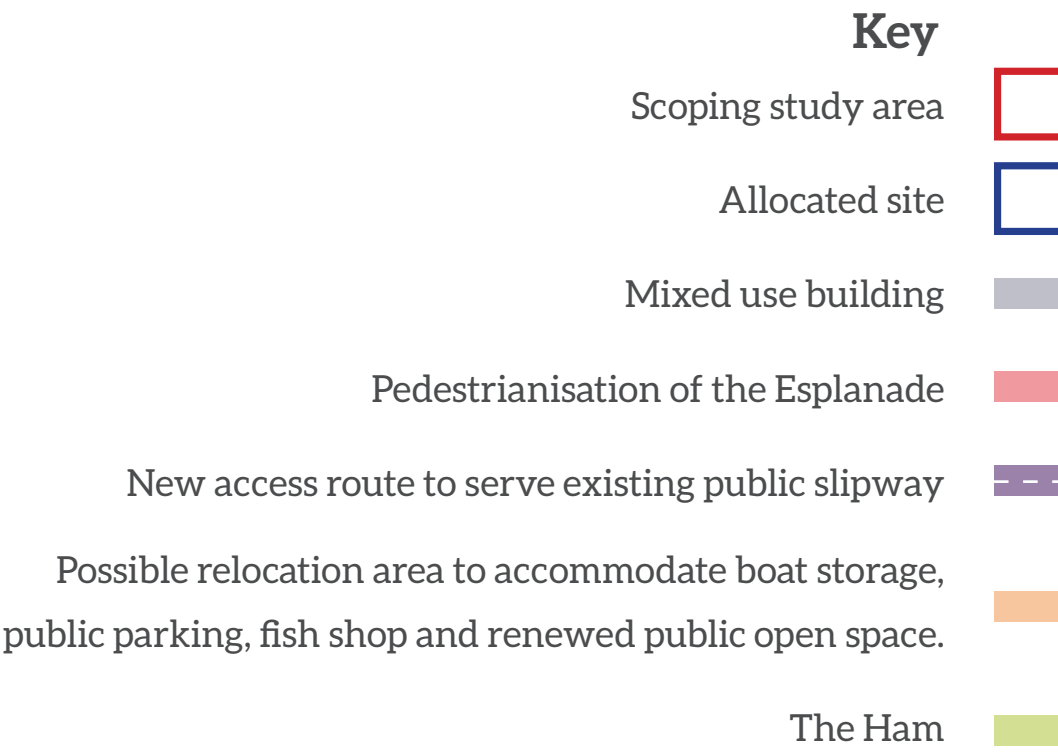
- An access road could be created to provide additional pedestrian access through the site along with access for service vehicles, access to sailing club storage and some water users.

D. Ham Car Park and East Street Car Park

- Consideration has been given to the redevelopment of the Ham and East Street Car Parks. However, analysis of the Study Area from a flood risk perspective shows that much of it sits within Flood Zone 3a. This designation has been identified through discussion with the Environment Agency.
- The planning process requires any development proposal to be carefully considered when it is proposed to be located within such a high risk flood zone. Further discussion will be required with both the Environment Agency and East Devon District Council planning department before any proposals can be taken forward.

E. Relocation of Maritime activities and storage requirements.

- The sailing club have an operational requirement for boat storage. Therefore we have identified an area currently occupied by the existing sheds and retail unit to the rear of the sailing club, Drill Hall and toilet block which could be used for that purpose. To enable this to happen the existing occupiers would have to be relocated to alternative premises.
- This area could also be reconfigured to achieve an improved area of public open space.
- Further consideration will take place regarding the possibilities for the Fish Shop location – this may either be incorporated within the Allocated Site (blue outline) or elsewhere in the Scoping Study Area (red outline).



Strategy Diagram

Board 4 Proposal

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The illustrations on this Board are only intended to give an impression of the scale and size of a building on the site and how it might appear in relation to other buildings nearby. It is not a proposal for how the building will look.



Illustrative Massing Diagram



Illustrative Street View Sketch of Proposed Building