

Filtered Data Export

Full name: Philip Wragg

Organisation (where relevant): Sid Vale Association

Other party name (if relevant): -

Proposal: 1. Introduction

1. To which part of the Introduction chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: 1.1

2(b). If no, please give details of why you consider this part of the Introduction chapter is not legally compliant. Please be as precise as possible.: -

3. Do you consider that this part of the Introduction chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Introduction chapter, please use this box to set out your comments.: PUBLIC CONSULTATION

Initially this was good with public exhibitions and open discussions with planning officers. Latterly there has been very limited consultation with arbitrary decisions made on the choice on Housing and Employment sites.

In this respect please see a copy of the attached original EDDC plan presented in 2022 showing proposed and rejected development sites in the Sid Valley plus the Sid Vale Association's comments at that time (attached below).

Subsequently in October 2024 and after, significant changes on proposed sites were introduced without consultation as follows:

(a) Sidm_31, Sidford - adjacent to Windsor Mead: This was listed in the original attached plan as a 'Rejected Site' but then popped up without consultation as a new Housing site in September/October 2024;

(b) Sidm_34 (AKA as 34a & 34b), Sidbury - adjacent to Furzehill: This was listed in the original attached plan as a split site with just the lower smaller area of 34a as being suitable for development. However, it then reappeared without consultation as a new enlarged Housing site - Sidm_34 (i.e. both 34a and 34b combined) in October 2024.

Another issue has been the poor and simplistic method of communications from the Council. EDDC only facilitates communication through the Commonplace Portal. This only allows simplistic emoji type comments on various proposals with a limited public record of other representations.

By contrast the London Borough of Camden are just slightly ahead of EDDC on their current Local Plan Consultation process yet encourage in addition to 'Commonplace' comments, communication to that Council by email and a hard copy letter. We feel the EDDC's approach dumbs down comments and representations – almost trying to limit objections.

Full name: Philip Wragg

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Proposal: 1. Introduction

1. To which part of the Introduction chapter does your representation relate?: -

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: -

2. Do you consider that this part of the Introduction chapter is legally compliant?: Yes

2(a). If yes, and you wish to support the legal compliance of this part of the Introduction chapter, please use this box to set out your comments.: -

2(b). If no, please give details of why you consider this part of the Introduction chapter is not legally compliant. Please be as precise as possible.: -

2(c). Please set out the modification(s) you consider necessary to make this part of the Introduction chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: -

3. Do you consider that this part of the Introduction chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Introduction chapter, please use this box to set out your comments.: -

3(b). If no, please give details of why you consider this part of the Introduction chapter is not sound. Please be as precise as possible.: -

3(c). Please set out the modification(s) you consider necessary to make this part of the Introduction chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: -

4. Do you consider that this part of the Introduction chapter complies with the duty to cooperate?: Yes

4(a). If yes, and you wish to support this part of the Introduction chapter's compliance with the duty to co-operate, please use this box to set out your comments.: -

4(b). If no, please give details of why you consider this part of the Introduction chapter fails to comply with the duty to co-operate. Please be as precise as possible.: -

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: I am Trustee for Town Planning matters at the Sid Vale Association - the

amenity society for the Sid Valley with approaching 2,000 members. We would like to be involved in the Local Plan process.

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Proposal: 12. Our Outstanding Landscape

1. To which part of the Our Outstanding Landscape chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: OL02

2. Do you consider that this part of the Our Outstanding Landscape chapter is legally compliant?: Yes

2(a). If yes, and you wish to support the legal compliance of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.: Yes

2(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not legally compliant. Please be as precise as possible.: -

2(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: -

3. Do you consider that this part of the Our Outstanding Landscape chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.: Protection of National Landscapes (former AONB) and the Jurassic Coast through the Coastal protection areas is a paramount planning objective.

3(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not sound. Please be as precise as possible.: -

3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: -

4. Do you consider that this part of the Our Outstanding Landscape chapter complies with the duty to cooperate?: Yes

4(a). If yes, and you wish to support this part of the Our Outstanding Landscape chapter's compliance with the duty to co-operate, please use this box to set out your comments.: -

4(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter fails to comply with the duty to co-operate. Please be as precise as possible.: -

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To stress the importance of protecting the beautiful areas of National Landscapes and Coastal protection areas.

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Proposal: 5. Development in the Towns and Villages

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SD06

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.: -

2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.: We disagree with proposed housing development allocations as follows -

Land west of Two Bridges Road, Sidmouth, (Side_06a) - We object to this site because -

- (i) This is outside the built up boundary of Sidford
- (ii) Implies a loss of National Landscape (former AONB),
- (iii) Will cause an increased risk of flooding on the A375 by the 'Two Bridges' which already floods and can be blocked by run off from the fields above and to the west in heavy rain.
- (iv) Encroaches into the 'green wedge' between Sidford and Sidbury so will cause coalescence of the built up areas contrary to Policy 3 of the Sid Valley's Neighbourhood Plan 2018 - 2032.

Sidford – land by Windsor Mead and Burnscombe Lane (Side_31) - We object to this housing development site -

- (i) This is outside the built up boundary of Sidford,
- (ii) Implies a loss of National Landscape (former AONB),
- (iii) Over development of site and poor access
- (iv) this is a late 2024 addition to the proposed development site in the Sid Valley which was previously listed as 'rejected' in the original version of the proposed Local Plan.

Furzehill, Sidbury (Side_34) - We object as -

- (i) Implies a loss of National Landscape (former AONB),
- (ii) Originally presented as sites 34a and 34b with preference just for development of the lower and smaller site 34a leaving 34b untouched.
- (iii) Risk of flooding from rainwater run off on to the A375 as identified by the Environment Agency.

(iv) this expanded site is a late 2024 addition to the proposed development site in the Sid Valley which was previously listed as the smaller site 34a in the original version of the proposed Local Plan with 34b rejected.

2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The proposed new housing development sites - Sidm_06a, Sidm_31 and Sidm_34 should be deleted from the proposed Local Plan.

3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.: -

3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.: This part is not sound as the proposed housing development sites have lacked -

- (1) adequate and effective public consultation.
- (2) housing development is proposed outside the settlement boundary in 'National landscape' (former AONB),
- (3) will cause an increased risk of flooding, and,
- (4) increase the risk of settlement coalescence between Sidford and Sidbury.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The proposed new housing development sites - Sidm_06a, Sidm_31 and Sidm_34 should be deleted from the proposed Local Plan.

4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?: No

4(a). If yes, and you wish to support this part of the Development in the Towns and Villages chapter's compliance with the duty to co-operate, please use this box to set out your comments.: -

4(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.: There has been inadequate public consultation with new 'previously rejected' sites being reintroduced to the Local Plan with no public consultation or approval.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To verbally represent the views of the Sid Vale Association - the almost 180 year old amenity society for the Sid valley with approaching 2,000 members.