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# Sid Valley Neighbourhood Plan – Submission Version Representation Form



The Sid Valley Neighbourhood Plan has been prepared by Sidmouth Town Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

**Please return this form to East Devon District Council by Friday 8 March, 2019. Representations received after this time will not be accepted.**

## Part A – Personal Details Please note we cannot accept anonymous responses.

Personal Details		Agent's Details (if applicable)*	
Title	Mr	Title	
First Name	Richard	First Name	
Last Name	Thurlow	Last Name	
Job Title (where relevant)	Chair	Job Title (where relevant)	
Organisation (where relevant)	Sid Vale Association	Organisation (where relevant)	
Address	[REDACTED]	Address	
Postcode	Ex109NQ	Postcode	
Tel. No.	[REDACTED]	Tel. No.	
Email Address	[REDACTED]	Email Address	

\*If an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

<b>Name/Organisation</b> Please complete for each sheet	
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Please indicate whether you wish to be notified of any of the following (delete as appropriate):

The publication of the recommendations of any person appointed to carry out an independent examination of the Sid Valley Neighbourhood Plan. Yes

The adoption of the Sid Valley Neighbourhood Plan. Yes

## Representation details

Please use a separate form for each representation

1. To which section of the Neighbourhood Plan does this representation relate?

**(Please note that a separate form must be completed for each representation)**

<b>Policy Number</b> (Include policy, paragraph or other reference no. if appropriate)	All Policies in the NP
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

Name/Organisation	Sid Vale Association
Please complete for each sheet	

### 3. What changes would you suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.

#### 1. GENERAL

- a. Each Policy should start on a separate page. This is very important.
- b. The use of Capitals and Titles should be checked, e.g. “Neighbourhood plan” and Neighbourhood Plan.
- c. Either use abbreviations or don’t use them. Don’t mix them. It is better to state the abbreviation when first used and then use the abbreviation.
- d. There are many instances of sloppy drafting and overcomplicated grammar. It needs less jargon and more plain English.
- e. Page 3 Qualifications for Chis Broughton? He could be anybody.

#### 2. POLICY NO.1

- a. Page 11. 2<sup>nd</sup> para. “Built-up Area, BUA” is abbreviated twice. As said in the “General ” section there needs to be a thorough overhaul of abbreviations, and their use.
- b. Page 11 2<sup>nd</sup> para. What are “*material*” considerations”? What does this mean?
- c. Page 11 3<sup>rd</sup> para. Why should “*the Town Council and the Local Planning Authority seek to work with Applicants to encourage the formulation of developments that can be approved*”? Reword as “to prepare” the formulation of...
- d. Page 11 para 2 “*Sidmouth Town Council will take a positive approach...*” This statement implies discrimination in favour of the Developer and must be omitted. Suggested wording " STC, when consulted on development proposals, will take into account the desirability of securing a balance between housing, employment, retail, community , access and leisure development to ensure....."
- e. Page 11 3<sup>rd</sup> para. What does “balance Housing” mean? Is this in terms of supply and demand? balance in Tenure? balance in different types of units. The phrase is meaningless as it stands. This is sloppy drafting.

#### 3. POLICY NO.2

- a. General
  - i. Page 13 Aims. Either use “Aims to ensure the following; - then bullet points starting with “to”. There is a mixture at the moment, none of which are grammatically correct.
  - ii. Aims 1; add in “Enhance” in addition to “Conserving” the landscape
  - iii. Aims 2; How on earth can the “tree canopy” be maintained? This means nothing.; substitute “conserve and enhance wooded areas and trees with townscape value”
  - iv. Aims 6. Street scene varied to avoid repetition. This means nothing in practice; meaningless words omit it.
  - v. Aims 7. Design Criteria. Is the aim to “Establish Design criteria”? or ensure that designs meet as far as possible the Design criteria outlined in the “Place Analysis”?
- b. POLICY 2 PROTECTION OF KEY VIEWS” Are the views “Key views” or Protected Views”. The maps say “Protected”; the text says “Key”
  - i. Map s 8 and 9 area meaningless without height information at the origin point and the origin point must be defined and co-ordinated.

- ii. Where are the physical locations of 1-10? Are they the photographs shown on page 15?
- iii. Maps 8 & 9 are much too narrowly defined. Key views from Salcombe Hill towards Core Hill, Bulverton Hill and Mutters Moor are not protected. The choice of protected, (key) views from the urban area seems even more arbitrary. There is no mention of views to the east or the West. The maps imply that views not specified are unimportant.
- c. **POLICY 3 SETTLE COALESCENCE AND GREEN WEDGES**
  - i. Green Wedges are NOT shown on map 10.
  - ii. If Green Wedges are in fact the Sidford-Sidbury coalescence area then this should be stated.
- d. **POLICY 4 GREEN CORRIDORS.**
  - i. The maps are far too small and the extent is almost impossible to distinguish. If as stated the “Green Corridors” are in fact the same as the EA Flood zones, then it would be helpful to colour them green on the maps and not blue in this case.
  - ii. What EA Flood zones are included/ 1,2 or 3?
- e. **POLICY 5 LOCAL GREEN SPACE DESIGNATION.**
  - i. What is the difference between Policies 5 & 6.? There is confusion and overlap between them. What is the clear difference between a “Local Green Space Designation and a “Protected Open Spaces designation? For instance, Policy 5, (Local Green Space Designation), says that there will be a “general presumption against all development in “Glen Goyle” and Policy 6, (Protected Open Spaces), says that that “development will not normally be allowed in Glen Goyle.”
  - ii. The Maps are far too small; Green space numbers and extents are too small to see on the maps
  - iii. Page 20. The list of Local Green Spaces should be annotated with the map numbers on pages 21 and 22.
  - iv. Page 22 “MapS 14 & 15, not Map 14 & 15
  - v. Why has a major part of the Byes, (though privately owned), been excluded? I.e. that part between the areas 9 and 12? This may be that it is excluded from the Local Plan, but the NP could include them!!
- f. **POLICY 6 PROTECTED OPEN SPACES.**
  - i. See e, v above The Np could include the rest of the Byes as it is very important to protect it.
  - ii. Page 29 MapS. Not map
- g. **POLICY NO.7 INFILL DEVELOPMENT, EXTENSION AND TREES.**
  - i. As stated, it’s all “motherhood and apple pie” A developer will run rings round this Policy.
  - ii. Para 1. Text should be amended to read” Overall amenity of the area, should be appropriately landscaped.
- h. **POLICY 8 LOCAL DISTICTIVENESS.**
  - i. What does the photograph refer to?
- i. **HOUSING GENERAL.**
  - i. Page 34 para 2. Justify the statement in para 2 that “there has been a significant rise in 60-64 age group”
  - ii. Para 4 District
  - iii. Para 6 60% of the house purchase were to people... from the M3, M4 and M5 corridor”. So what? The rationale for this statement should be made clearer.
  - iv. Para 7 So what? The income of the purchaser will define their mortgage. And the figures are questionable.

- v. Page 35 Para 1 The Allocation of the 113 units at the Knowle does NOT affect the 150 units in the LP!! as they are not considered separate dwellings. Whilst the intention of the “Rationale” is understood, the phrasing and portrayal of the idea leaves much to be desired.
- vi. Page 35. Para 4 “However the NP is proposing to extend “Exception sites to Sidmouth” see later comments.
- j. POLICY 10 A. RESIDENTIAL DEVELOPMENT
  - i. Page 36 Para 1. Why is there a presumption in favour of development in the BUAB? State the reasons.
- k. POLICY 10 B. EXCEPTION SITES
  - i. Para 1 and then the remainder of the text are not in accordance with other parts of the NP, and national policy. Immediately i.e. outside, the BUAB are the AONB and the CPA, where development is NOT permitted except in exceptional circumstances. And even if it were, what does “immediately adjacent mean”? Define the extent and meaning. And what happens if a development is permitted? Does this then become within the BUAB and then further development can then be considered within the AONB/CPA??
  - ii. THIS POLICY IS A MINEFIELD AND SHOULD BE LEFT OUT OR TOTALLY REWORDED.
- l. POLICY 11 AFFORDABLE HOUSING, (AND ADD SOCIAL HOUSING)
  - i. With 10 or more units, Policy 11 states that a maximum of 50%, (i.e. 5 in a development of 10,) can be market housing, with a minimum of 50% affordable, (i.e. 5), of which 3 should be rentable and 2 should be for sale. This is far more drastic than Local Plan Policy H2, which states that “a mix of dwellings must be provided on a development of 15 or more”. The NP Policy 11 will render any development uneconomic, due to the constraints imposed on a developer. Thus, there will be a severely reduced potential of Affordable housing both for rent and for sale
- m. POLICY 12 HOUSING BY NUMBER OF BEDROOMS.
  - i. The aim of producing “starter” homes is understood and supported.
  - ii. Why “11 or more homes” when policy 11 states “10 or more homes?” What is the justification for 11?
  - iii. What is “Intermediate” housing?
- n. POLICY 13 LOCAL CONNECTION
  - i. Para 1. Replace “Sidmouth Town Parish area” with “Sidmouth Town Council Area” to make compatible with Para 3
  - ii. Ditto para 5,
- o. POLICY 14 PRINCIPAL RESIDENCY
  - i. The objective of this policy is commendable in that it is assumed that it is trying to eradicate the number of dwellings that remain empty for a significant part of the year. This has the effect of “hollowing out” the local community and diminishing the economic performance of the area. To combat this, further thought needs to be given as to how this might be achieved, perhaps by onerous council tax for un-occupied homes.
  - ii. The blanket inclusion of ALL new homes in this Policy will not result in this. For instance, if a dwelling is let, it can be as economically productive to the local community, whether it is tenanted or occupied by the owner. And it could be argued that 2<sup>nd</sup> homes and holiday lets are part of a varied economy-However, in the context of a shortage of affordable housing for locals who are priced out of the market by 2<sup>nd</sup> homers/holiday lets, and the damage to local community that results when a high proportion of houses in a street are not permanently occupied, the policy may be justified.

- iii. The Policy will be very difficult to enforce. For instance, what will happen if a dwelling is bought by a someone who use it as a “Principal Residence” for 6 months and then sells it on. Has EDDC/STC the powers to stipulate in the sale agreement that such a covenant exists thereafter? And how will it be policed? and what would be the penalties if it can be? The Policy needs to be examined more closely and be given further detailed thought.
- p. POLICY 15 PARK AND RIDE.
  - i. Devon County Council already owns a site for “Park and Ride” but there are no funds to develop it. In any case, the existing site is within the AONB and as such should only be developed in “Exceptional Circumstances” (see NPPF),
  - ii. Any site inside the AONB and CPA will have an adverse impact on the AONB
  - iii. “Park and Change” will bring no benefits to the Sid Vale and STC should not support the concept, the concept is that of parking a car and taking a bus to other locations such as Exeter.
- q. ECONOMIC RESILIENCE
  - i. The grammar of the introduction is completely at odds with the rest of the NP and must be rewritten, (for instance “We present”)
  - ii. Aims
  - iii. Planning policies can affect the competitiveness of a local economy, so this is a relevant aim. However, the wording should be improved. But surely promotion of the hotel industry is a key
- r. POLICY 19 EMPLOYMENT LAND
  - i. Para 1 change” premises” to “sites” which is more appropriate.
  - ii. Para 1. The NP cannot “approve” developments. It can only “support” them.
  - iii. Is there nothing to say about the need for additional employment land/ Sidford site/ Alexandria Road?
- s. POLICY 21 PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS.
  - i. Page 54. Are they “Assets” or “facilities”?
  - ii. Extremely poor grammar and too many double negatives, makes the reading almost incomprehensible.
  - iii. Far too many inclusions, being a combination of Public Buildings, Places of religion, Retail premises, Pubs Services, (e.g. Dentists. There is no planning basis for many of these inclusions, nor to change of use if applied for... The list could go on and on.
- t. POLICY 24
  - i. Where is Policy 24?
- u. COMMUNITY ACTIONS BUILT AND NATURAL ENVIRONMENT
  - i. Various bodies have been allocated responsibility for the wish list. Have they agreed? and they cannot all be responsible. It would be better to allocate responsibility to STC, who can then involve representative bodies.
  - ii. The actions have they been prioritised, which is essential.
  - iii. There are no time lines attached.
  - iv. How can STC and others “preserve and maintain the Flint walls? These are predominantly on private land. A non-sense.
- v. COMMUNITY ACTIONS, ACCESS AND CONNECTIVITY.
  - i. AC05 The land is already built on or encroached on and only very small part so the original route remains. It is not at all practical to “protect” it.
  - ii. No priority for action
  - iii. No timelines or responsibilities. Only STC can have these, but can allocate them after consultation

- iv. AC06. This should be part of the NP not a Community Action.
- w. COMMUNITY ACTIONS ECONOMIC RESILIENCE
  - i. No prioritisation. There is such a gamut of Actions here that it is self-defeating.
  - ii. No timelines
  - iii. Far too prescriptive about contributing bodies
- x. COMMUNITY ACTIONS EASTERN TOWN AND PORT ROYAL
  - i. The photograph is very poor, if it is trying to demonstrate the attractiveness and use of the Ham
  - ii. Comments as above, regarding timing, priority.
  - iii. Community actions are totally different in the way they are set down when compared against the other Community Actions.

Continue on a separate sheet if necessary

**4. If your representation is seeking a change, do you consider it necessary to speak at the examination?**

Please note this will not be regarded as a binding decision but will help us in our planning.

If you select No your representation(s) will still be fully considered by the independent examiner by way of written representations.

I wish to speak at the examination: / No (delete as appropriate)

Name/Organisation	
Please complete for each sheet	

**5. If you wish to speak at the examination, please outline why you consider this to be necessary:**

*Please note the examiner will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.*

**Data Protection-** Any personal information which you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice which can be accessed at <http://eastdevon.gov.uk/privacy>.

Signed	R J Thurlow
Date	7/3/19

A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an ‘electronic signature’ by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the examiner.

**Please e-mail the completed form(s) and any additional information to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) or send to Phil Twamley, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL**