

Sidmouth Neighbourhood Plan

Examiner – Ms Liz Beth

Questions raised: 11.04.19

I have some questions arising from a consideration of the policies and mapping. I am sending you the LGS and Open Space questions now as this may take you some time to answer. Other questions will follow.

Local Green Space (LGS) and Open Space (Policies 5 and 6)

1. As I understand it, the Open Spaces are also in the Local Plan, and shown on the proposals map. Could you please explain what Policy 6 is doing extra to the Local Plan.
2. Sites seem to be allocated as Open Space and LGS, which is not possible due to a conflict in the level of protection offered each being different. For clarity a site should only be designated as either Open Space or LGS.
3. The LGS mapping is not adequate at present. I will need to see OS mapping from which the boundaries are clear, and need this before I can complete this examination. As I understand it the following LGS sites correspond to Open Space as follows:

Open Space LGS Open Space LGS Open Space LGS Open Space LGS

5 1 9 2 16 3 2 4

4 5 17,11,32,10 6 9,15 7 6 and? 8

19,13 9 12 10 18,19 11 15,20,21 12

Hope that is all comprehensible. There are also overlaps in Sidbury and Salcombe Regis, but I think they will be easier to sort out.

Views: It is not clear where View 4 from Sidbury area is taken from. If it is from Ottery Lane, I could not see a vantage point due to high hedges. Please confirm that View 9 on the Sidmouth Plan is taken from the A3052? Mapping here could be clearer as well.

Questions raised: 14.04.19

These are the further questions I referred to in the email below in this chain. If you were able to get answers back by the 26th April that would be fine, if you need more time, please let me know. The LPA may be able to offer assistance on the Open Space and Local Green Space in particular, but all comments welcome.

Policy 2 Views: View 8 would seem to be taken from outside the neighbourhood area? If this is the case then it will not be admissible, as your Plan can only deal with land within the neighbourhood area. You may need to show all the views more accurately, not just this one. The Plan as currently drawn would rule out view 8 immediately.

Policy 3 Settlement Coalescence: Several comments at Reg16 have queried the policy reference to 'Green Wedges' and Map 10 showing a 'Coalescence Area' or perhaps a 'Non-coalescence Area?' The non-coalescence area seems to better describe what the policy is doing, and relates to how it is described graphically.

Policy 4 Green Corridors: The policy defines the green corridors with reference to the Environment Agency's 'Flood Zones', but does not say which flood zones. They would appear to be mostly Flood Zone 3, and using this definition would make the policy clear. The policy seems to have mistakes with the bullets, as I understand it, it is only the last two bullets that actually are required to be bullets. A presumption against any built development is too restrictive and not positive enough. I would be interested to hear your views on wording that required biodiversity to be conserved and enhanced within them. Finally some comments at Reg16 have identified mistakes in the naming of the corridors. You may well be dealing with these in your response to those comments separately, but as I do not have your local knowledge, your checking these would be appreciated.

Policy 5 Local Green Space: Previous comments re the mapping of these have been made, and the need for them to not be designated as both Local Green Space and Open Space. I am confused by the reference in the policy to the East Devon Open Space Study, which is an assessment of the quantity and quality of open space in the District. The East Devon Local Plan 2014 (EDLP) does not designate Local Green Spaces (22.2). Your designation of each space will need to give reasons for why each space meets the criteria it claims to in the Table on page 23. This justification text does not need to be extensive, in many cases a visit makes it self-evident why the space is being designated as Local Green Space. However I would advise that I need to see better justification for site 11 in particular if I am to consider that worthy of the designation.

Policy 6 Open Space: Previous comments made about what this policy is doing that the EDLP is not need to be answered. Again the reference to the East Devon Study should be in the text, it is not clear that any of the areas are not also shown on the Policies Map for the EDLP? Map 16, which shows them (not Map 17 as the policy states) is clearer than the Local Green Spaces map, but it is also confusing. Number 1 seems to relate to land not shown shaded, and there are several areas of shading with no number reference.

Policy 8 Local Distinctiveness: The Place Analysis is a very useful document. The qualifications of the author commissioned to write it would offer add weight.

Policy 21 Community Facilities: Why is the Salcombe Regis Scout Field listed here and not in the Open Spaces policy? What is 'The Bowd' exactly – address given as "A3052"?