

# A NEIGHBOURHOOD PLAN FOR THE SID VALLEY 2018-2032

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Adopted Version (7.11.19) | Sidmouth Town Council



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## THANKS AND ACKNOWLEDGEMENTS

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**Our thanks to the Sid Valley Community and all those who responded to our surveys and attended consultation events – your contributions were gratefully received.**

### **Sidmouth Town Council**

Current Chair Ian Barlow, Past Chairs, Councillor Ian McKenzie Edwards and Councillor Jeff Turner.

**The Town Clerk** Chris Holland and the staff of Sidmouth Town Council.

### **Sid Valley Neighbourhood Plan Steering Group**

Deirdre Hounsom (Chair) Louise Cole (Vice Chair), Graham Cooper, Jonathan Davey, Michael Earthey, Ian McKenzie-Edwards, Andie Miles, Peter Murphy, Claire Russell, Jeremy Woodward. Past members: Richard Thurlow, Natalie Bentall, Michael Brittain, Daniel Turner.

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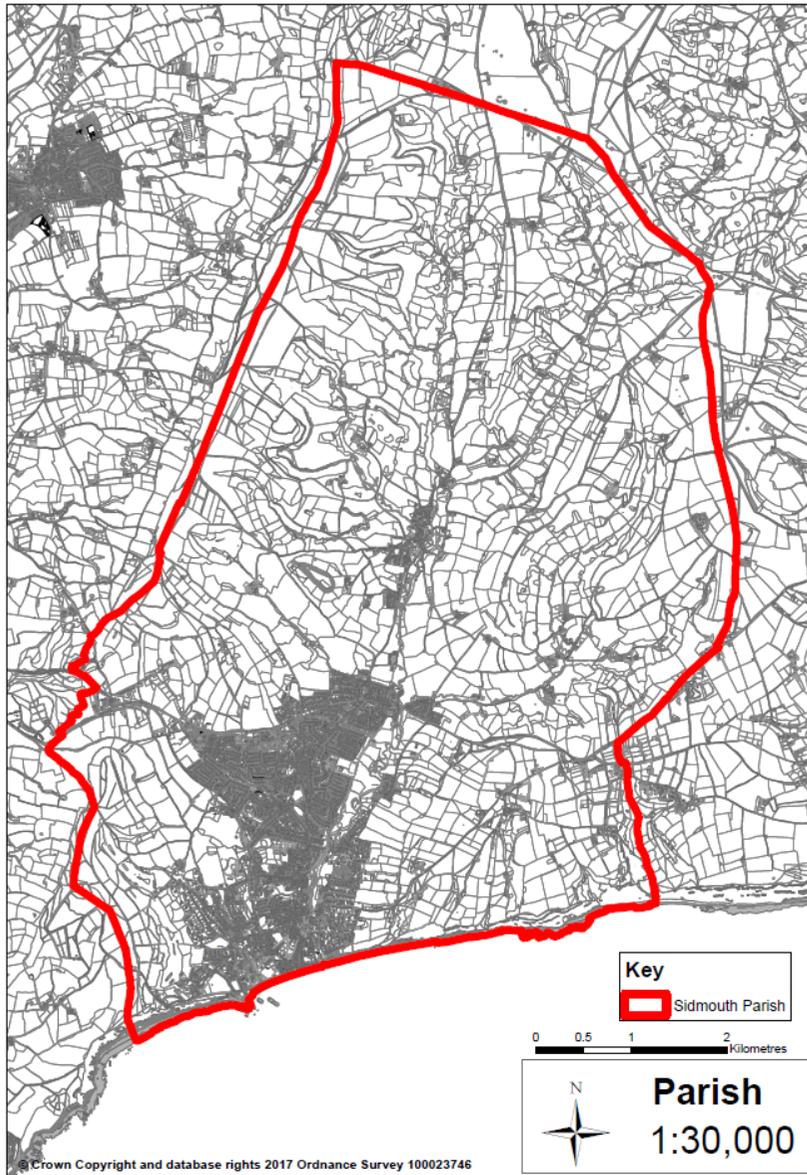
Louise Turley, Tiny Designs

Sarah Hall, Peter Murphy

**“The Neighbourhood Plan team wish to dedicate this plan to Councillor Michael Earthey, a valued member of the Steering Group who sadly passed away recently. His steady hand on the Council Planning Committee over the years provided insight to the complex issues involved in crafting our Housing Policies.”**

## Foreword

The Sid Valley area, with a total population of 15,500, with its amazing coast and outstanding landscape, requires well-planned and managed development. The designated Sid Valley Neighbourhood Plan area includes Sidmouth, Sidbury, Sidford and Salcombe Regis.



A consistent and strong message echoed through our consultations, was that development in the Sid Valley, whether rural or urban, must take account of its highly prized natural and built environment and its cultural and community assets for the benefit of future generations and visitors.

## VISION

The vision for the Sid Valley captures the aspirations of the community and provides a cohering framework for our Neighbourhood Plan.

**Our vision is of a Sid Valley that maintains and promotes its rural and coastal beauty and welcoming community and advances its appeal to young and old through providing a diverse economy to support a high quality of life, work and visitor experience.**

This vision conserves and enhances our picturesque location on the Jurassic Coast. It nurtures and promotes the ambience of our community to which both residents and visitors connect.

To realise our vision, our Neighbourhood Plan encourages changes which benefit our community; children and young people and families and older people and the economy.

Appropriate developments should complement and protect our natural environment whilst improving the existing built environment in our town and villages in both scale and character. Development should reinvigorate the Eastern End of Sidmouth, known as Port Royal, to become a culturally vibrant centre for the community and visitors, incorporating facilities with links to the sea.  
Adopted January 2018

## Map 1- Sid Valley Neighbourhood Plan Area

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## THE CONTEXT FOR OUR VISION

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The Sid Valley is comprised of four distinct but connected areas; the seaside resort of Sidmouth and the rural villages of Salcombe Regis, Sidford and Sidbury.

The area has a wealth of Georgian, Victorian and Edwardian architecture which in Sidmouth, contributes to a high-status townscape of national significance. The town has a wide range of retail businesses and offers high quality year-round accommodation of different types.

The area is renowned for its outstanding natural environment and the quality of life for those who live here or visit. It has a strong tourism sector which has the potential to grow and diversify.

To meet the needs of our community the Sid Valley requires carefully balanced development providing suitable and affordable housing for residents both young and old. Our vision through the Neighbourhood Plan promotes quality employment opportunities, revitalises tourism and connects people with what the Sid Valley has to offer.

### **Achieving our Vision**

Our goal is to promote a more balanced community by respecting the interconnections between the (SVNP) themes. People who live in the Sid Valley have a strong sense of the Sid Valley as a whole. Our plan supports a joined-up approach to 'plan-in' solutions to sustain the Sid Valley as a unique and beautiful place for all.

<sup>1</sup> Buildings for life [/www.builtforlifehomes.org/](http://www.builtforlifehomes.org/)

**The Sid Valley Development Principles Policy (Policy 1)** provides an overarching policy that will guide any regeneration, or new development in the SVNP area. The AONB is a defining characteristic, and so any growth must be managed sensitively. Careful consideration will be needed if development is considered within the AONB or to the edges of the Sidmouth/Sidford Built Up Area in particular. **The Sid Valley Place Analysis** (Appendix 1) will guide developers as to the form and character that will be acceptable, even in 'infill' plots, and the policies in this plan will explain in more detail the plan requirements. Where development takes place outside of the settlement boundary, the development will be expected to pay regard to the characteristics of the adjacent built up area.

The SVNP expects any housing development to achieve 12 Greens in Building for Life 12<sup>1</sup>, as well as adopt Manual for Streets<sup>2</sup> highway standards that are commensurate with the character areas as set out in the Place Analysis. Any mixed use or large-scale redevelopment, such as Port Royal (Eastern Town), will expect a master planning and community engagement exercise, such is the significance of any change of this scale to the SVNP area.

The SVNP aims to balance economic growth (jobs and reasons to visit) and the housing needs of the local community **with** the protection and enhancement of its town, villages and open spaces. Our policies provide local, specific detail to implement the provisions of the East Devon Local Plan<sup>3</sup>.

<sup>2</sup> [Manual for Streets](#)

<sup>3</sup> [EDDC local plan](#)

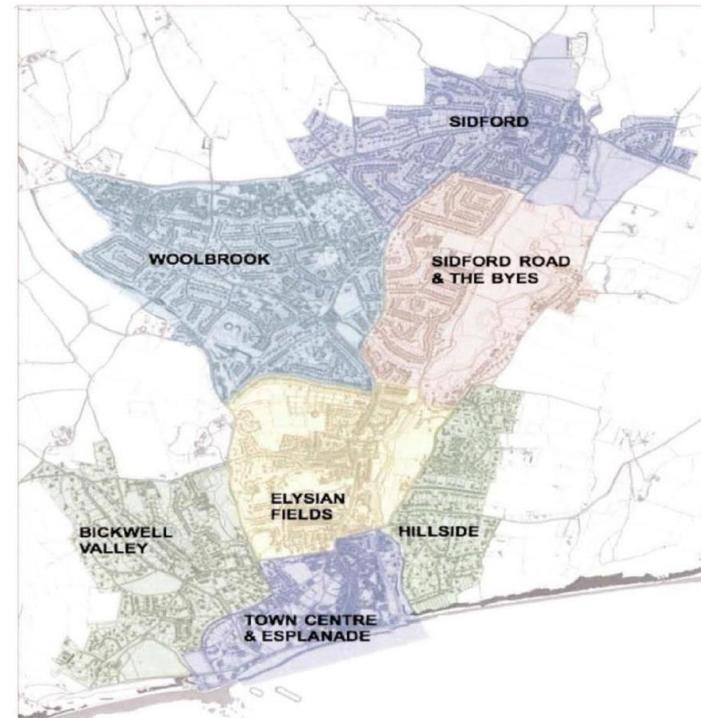
Our policies are informed by a wide range of community views gathered through extensive public consultations, a **housing needs survey** (Appendix 2) and a consultative strategic Place Analysis. Our consultations included two residents' surveys, the second of which was sent to over 7000 households and generated an impressive 25% response rate with 1863 questionnaires being returned, representing the largest ever survey of local opinion in the Sid Valley.

The Sid Valley Place Analysis forms an integral part of the SVNP and provides an in-depth understanding of the nine-character areas that define the Sid Valley, and provides structural and design recommendations which are referenced in the SVNP policies.

### Character Areas in Sidmouth

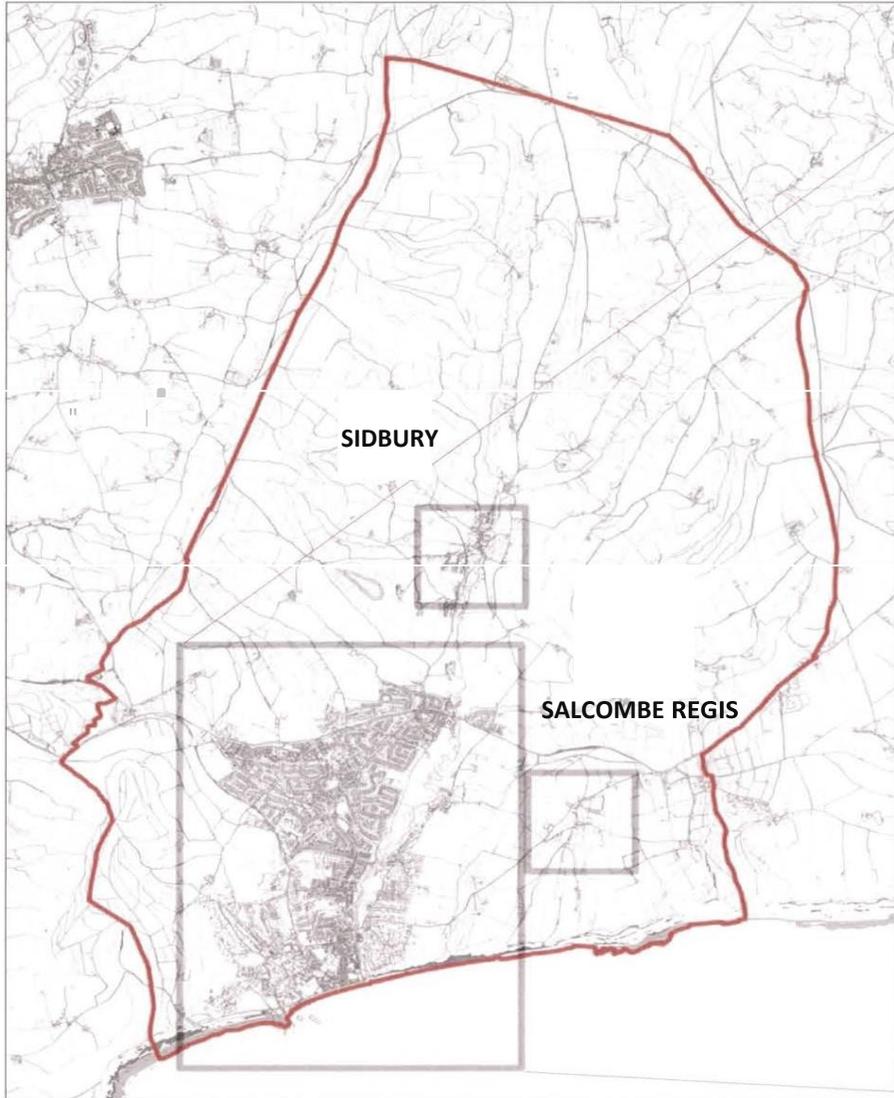
- Bickwell Valley
- Elysian Fields
- Hillside
- Town Centre & Esplanade
- Sidford Road & The Byes
- Sidford
- Woolbrook

For description of these areas, please see the Place Analysis



Map 2 - Character Areas

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Map 3 - Sidbury and Salcombe Regis

## LOCALISM AND COMMUNITIES

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Neighbourhood planning for communities was introduced through the Localism Act 2011. Communities can shape development in their areas through the production of a Neighbourhood Plan which will become part of the statutory development plan. The SVNP is part of the Government's approach to planning, which aims to give local communities more say about what goes on in their area. The policies contained within them are then used in the determination of planning applications. Neighbourhood Plan policies must be consistent with the strategic policies set out in the East Devon Local Plan which was adopted in 2016. What they can do is to shape where that development will go and what it will look like.

Neighbourhood Plans are developed through community consultation and must be based on evidence.

Through the SVNP we are supporting the delivery of positive places for people to live and work through informing future development that is acceptable, appropriate and meets the needs and aspirations of the people of the Sid Valley.

## INTRODUCTION TO THE NEIGHBOURHOOD PLAN PROCESS

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A Task and Finish Forum during 2015/16 established the need for a Neighbourhood Plan. Given the planned development contained in the Local Plan and the opportunity to create a robust and evidenced community voice, Sidmouth Town Council voted to undertake a neighbourhood plan.

East Devon District Council (EDDC) approved the designation of The Sid Valley as a Neighbourhood Area on 1st April 2016. This Neighbourhood Area coincides with the Sid Valley Parish boundary. Sidmouth Town Council is the qualifying body responsible for the plan.

The development of the SVNP was led by the SVNP Steering Group made up of volunteer members of the community and Sidmouth Town Councillors including the then Chairman Cllr. Ian Mackenzie-Edwards, Vice Chairman of the Planning Committee Cllr. Michael Earthy and Cllr. Louise Cole. The Steering Group, chaired by Deirdre Hounsom and Vice Chair Cllr. Louise Cole was delegated responsibility for the development of the Sid Valley Neighbourhood Plan guided by Terms of Reference agreed by Sidmouth Town Council. The first meeting of the Steering Group was held on 21st March 2016.

The SVNP Steering Group adopted the following **Statement of Transparency** to guide its work:

*“The Sid Valley Neighbourhood Plan Steering Group is not associated with any group or campaign concerning any issue that*

*affects the Sid Valley. Our neutrality is governed by our objective to make a Neighbourhood Plan which is evidence based through robust public consultation; which is responsive to the complexity that planning presents and is constructive in developing statutory influence for the Sid Valley community.”*

The Steering Group published meeting agendas, minutes, consultation questionnaires and analysis reports both on Sidmouth Town Council’s website and through its own website to support engagement and transparency of each step of the journey to prepare this neighbourhood plan. Throughout 2016, 2017 and 2018 Steering Group meetings, open to the public, were held at Sidmouth Town Council offices.

### **Methodology**

The SVNP was developed through extensive consultation with the people of the Sid Valley and other stakeholders with an interest in the Neighbourhood Area.

A key principle of the Steering Group approach was to ensure involvement from as wide a range of the community as possible. Particular emphasis was placed on engaging children and young people to have their say. This was achieved through the establishment of a Children and Young People’s Advisory Group who worked with us to design the Children and Young People’s Questionnaire. A competition was held with local schools to develop a logo that kick-started our youth engagement strategy.



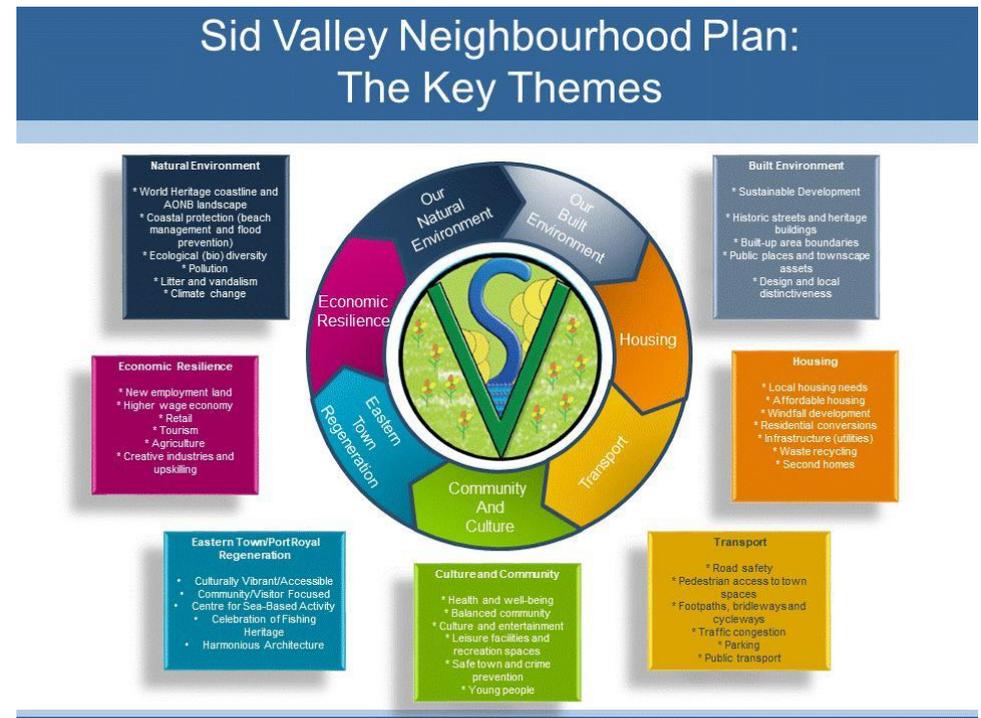
## STRUCTURE OF THE SID VALLEY NEIGHBOURHOOD PLAN

Informed by the first Household Survey, there are seven key themes; Built Environment, Natural Environment, Housing, Transport (Access and Connectivity), Economic Resilience, Community and Culture and Eastern Town/Port Royal. Each themed section provides objectives, policies and justification. Community Actions add additional goals essential to the delivery of the Neighbourhood Plan, but which cannot be a development plan policy. These provide a framework for collaborative action and implementation for Sidmouth Town Council, other statutory agencies and the community.

With the nine Character Areas as defined in the Place Analysis, the characteristics of each area are well understood and evidenced. Seven interconnected themes divide the plan into policy sections. Each chapter introduces the theme, its aims and how policies are supported by evidence from the community consultations, the Place Analysis, the National Planning Policy Framework (NPPF) and the East Devon Local Plan (EDLP).

Throughout our consultations, residents expressed views on a range of topics from which we derived Community Actions for each of our policy theme areas. The Steering Group have established a process, in association with Sidmouth Town Council, for community and special interest groups to come forward to

take ownership of these actions for implementation. Community Actions are listed in a separate linked document to avoid any confusion with Plan policies.



## SID VALLEY NEIGHBOURHOOD PLAN POLICIES

Policy 1 supports the requirements of the EDDC Local Plan Strategy 26 (Development of Sidmouth) by providing the guiding principles that will ensure the Sid Valley's contribution in providing new homes, jobs, town centre functions, social and community facilities, infrastructure, the environment and allocated sites. The SVNP brings environmental concerns to the forefront, to ensure that our quality environment is protected and maintained to meet community and visitor expectations.

### POLICY 1 SID VALLEY DEVELOPMENT PRINCIPLES

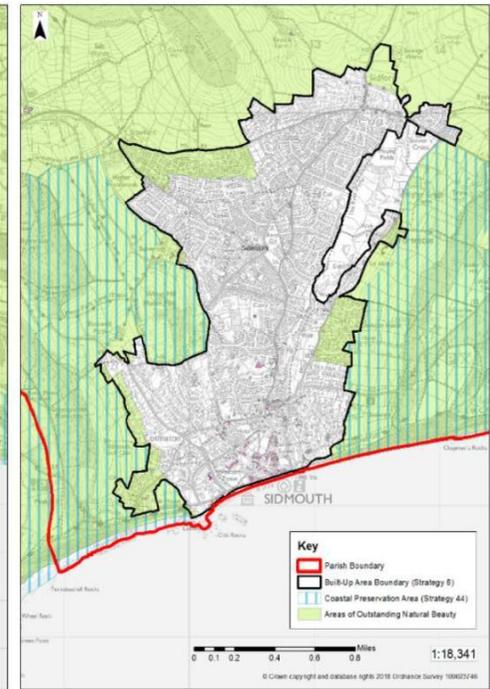
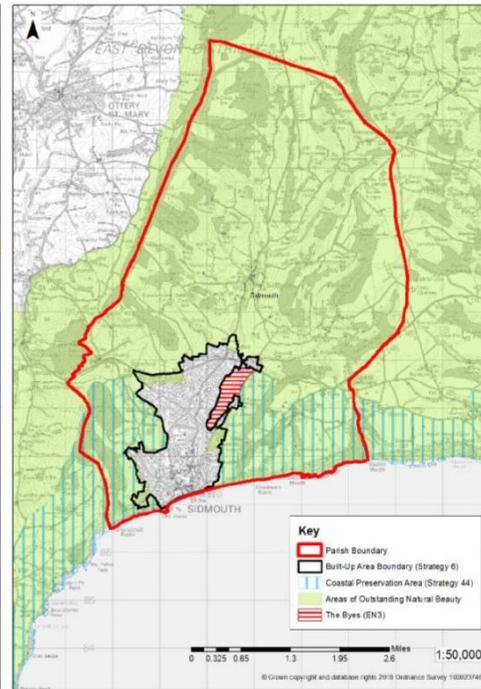
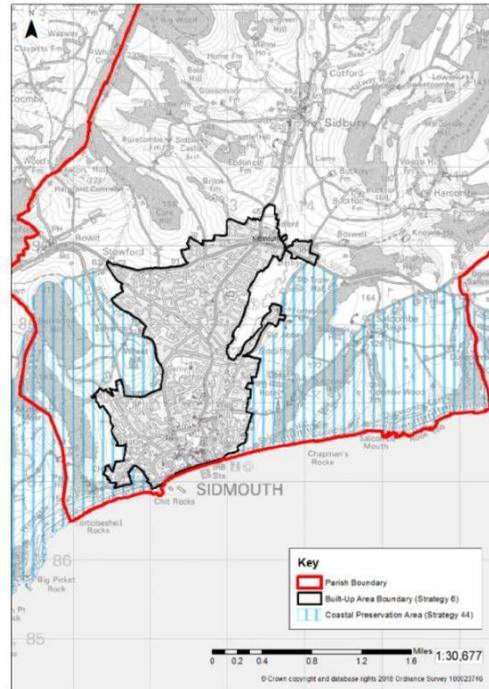
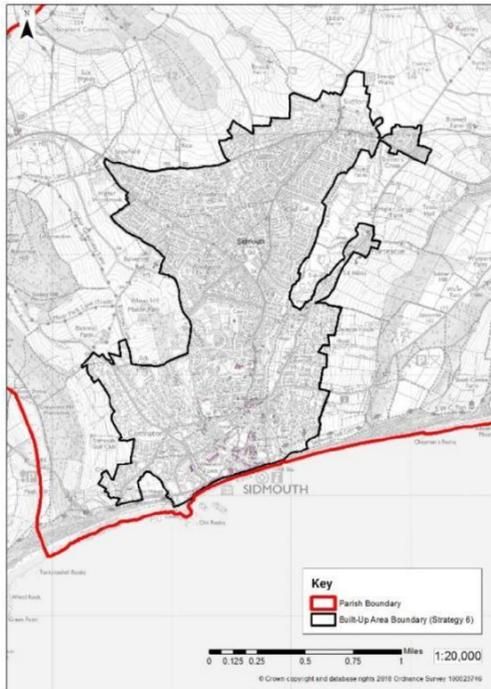
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**Planning applications which accord with the policies in the SVNP will be supported, unless material considerations dictate otherwise. Development proposals should seek to avoid adverse impact on the environmental quality of the parish and where possible provide increased protection and enhancement. Any potential impact of the settings of the Built-Up Area Boundary (BUAB) in the East Devon AONB and the Jurassic Coastline should be specifically addressed by proposals where relevant. All development will be expected to protect or enhance the environmental quality of the Sid Valley and the setting of the Built-Up Area Boundary (BUAB) in the East Devon AONB and the Jurassic Coastline (see maps next page).**

**Sidmouth Town Council will take a positive approach to its consideration of development in its role as a consultee to ensure that it will balance housing, employment, retail, community, access and leisure development to ensure that the Sid Valley remains an attractive and vibrant place for those that visit or live here. The Town Council and the Local Planning Authority will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.**



MAPS TAKEN FROM THE ADOPTED EAST DEVON LOCAL PLAN



**Map 4**

**Sidmouth Built Up Boundary Area BUAB**

**Map 5**

**Sidmouth Coastal Preservation Area CPA**

**Map 6**

**Sid Valley Neighbourhood Boundary AONB**

**Map 7**

**Sidmouth Combined BUAB, CPA, AONB**

**Policy Justification**

Policy 1 supports the requirements of the East Devon Local Plan, particularly Strategy 26 and Strategy 27, by providing the guiding principles that will ensure the Sid Valley’s contribution in providing new homes, jobs, town centre functions, social and community facilities, infrastructure, the environment and allocated sites. The SVNP brings environmental concerns to the forefront, to ensure that our high-quality environment is protected and maintained to meet community and visitor expectations, whilst still meeting the housing and employment needs of those who live and work in the area.

## **BUILT & NATURAL ENVIRONMENT**

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The Sid Valley community expect effective control of the AONB and Coastal Preservation Area. In particular, that settlement boundaries are maintained, to stop unnecessary encroachment from development. The AONB and CPA are protected because they are high quality landscape designations intended to protect the landscape/countryside. Development is supported that incorporates sustainable objectives which enhance the existing built environment throughout the Sid Valley, protect the Valley's historic streets and heritage buildings and improve or enhance public spaces and other townscape assets.

### **Aims – to ensure the following**

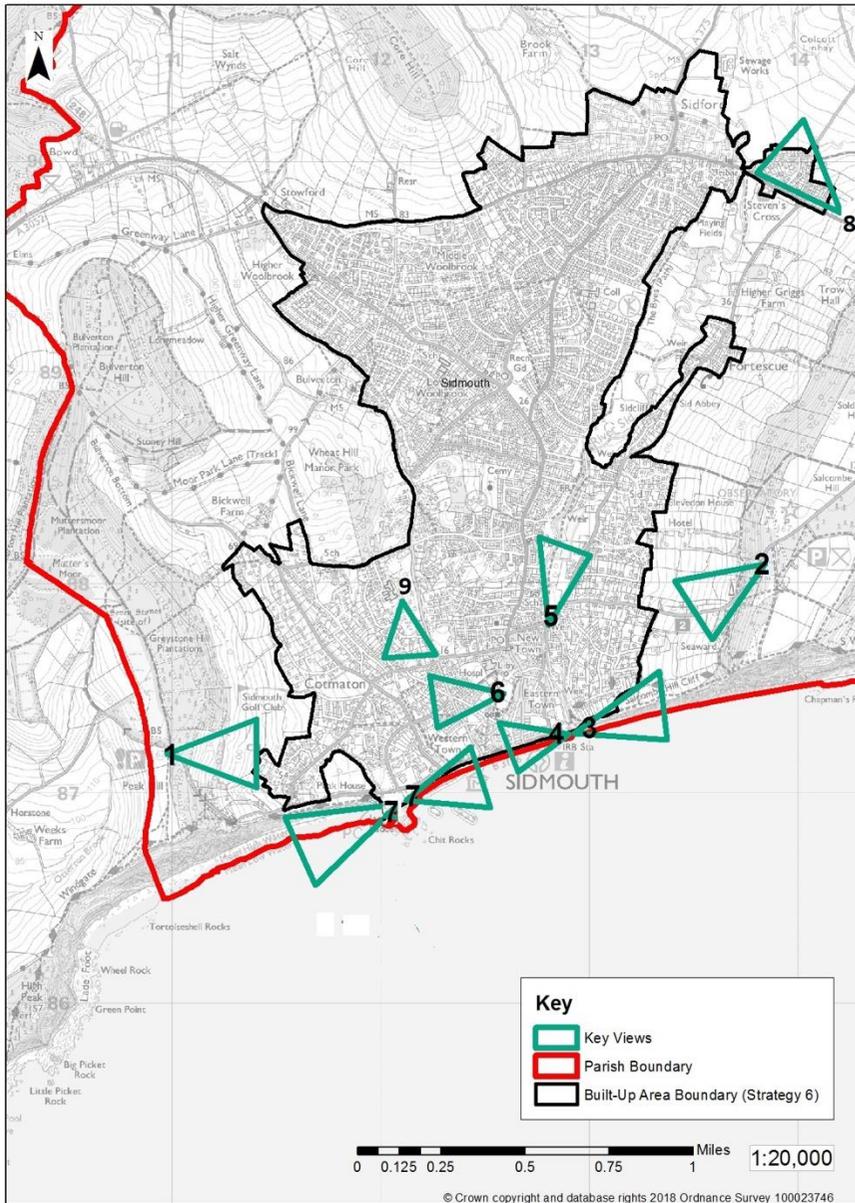
1. Preserve the natural environment: all efforts should be taken to conserve the Sid Valley's landscape beauty and character
2. Protect views of the rural and coastal environment, towards and from the BUAB: the height and spread of any new developments should respect the character and scale of the existing neighbourhood.
3. Protect the open countryside, Built-up Area Boundaries should be complied with (other than in the case of exception sites), and AONB's, CPA's and green wedges between settlements should be protected.
4. Protect open spaces such as parks, the Byes, the Knowle, Connaught Gardens and the beach, for their life enhancing recreational, health and wellbeing value and the opportunity they afford for open-air activities.
5. Maintain the valley's tree canopy for current and future generations.
6. Encourage local distinctiveness: the different character areas of the Valley should be respected, the Conservation Areas and historic assets protected, and street scenes varied to avoid repetition.
7. Establish design criteria: the definitions and requirements as set out in the Place Analysis<sup>5</sup> should be adhered to, including height, scale, mass, use of materials and infrastructure in construction.
8. Address climate change issues: its effect on nature in the Valley must be considered for example regarding carbon emissions, flooding, re-use of buildings and other sustainability issues.

## **POLICY 2 PROTECTION OF KEY VIEWS**

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**Any development must not cause a significant adverse impact on the current valued views as shown in the Key Views Map 8. The visual relationship of settlements in the valley surrounded by hills should be protected. Except when development will not be visible from the viewpoints, proposals outside of the BUAB must demonstrate that they will have a low or negligible impact on the views, assessing:**

- a) the key views from outside the BUAB which are 1, 2, and 8.**
- b) the key views from within the settlements to the surrounding AONB or the Coastal Protection Areas (CPA) which are 3,4,5,6,7 and 9;**



Map 8 - Protected Views



1. Peak Hill, east to Sidmouth Seafront



2. Salcombe Hill, west to Sidmouth Seafront

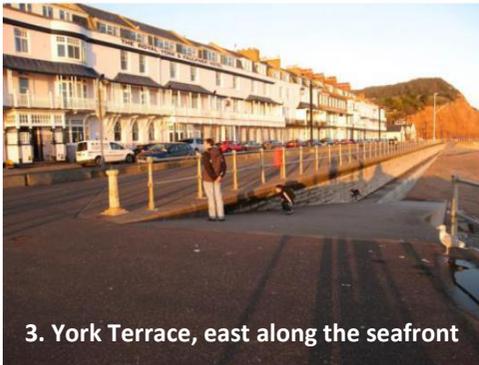
### Policy Justification

It is the topography of the plan area that provides the distinctiveness of the Sid Valley and its relationship between the settlements and the surrounding hills. It is vital that the ten key public viewpoints identified as particularly special by the local community are protected.

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### Sid Valley Consultation

Over 90% of respondents to the Second Household Survey felt there is 'a need to protect some views in the valley' (Q10)



3. York Terrace, east along the seafront



4. Coastal Views



5. Toll House, north up the Byes



6. Blackmore Gardens, west to Mutters Moor



7. Connaught Gardens, to the east



8. Trow Hill, north west to Sidbury Fort



9. Knowle Gardens, south to the seafront

## SID VALLEY PLACE ANALYSIS

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The importance of maintaining views in the Sid Valley have been analysed see \* *The 'Strategic Views' Maps in the Place Analysis 4.3.0*  
**KEY STRATEGIC VIEWS**

### **NPPF 2012**

“Conserving and enhancing the natural environment” para 17

“The planning system should contribute to and enhance the natural and local environment” para 109

“Local planning authorities should set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged” etc para 113

### **NPPF 2018**

Paras 170 and 185

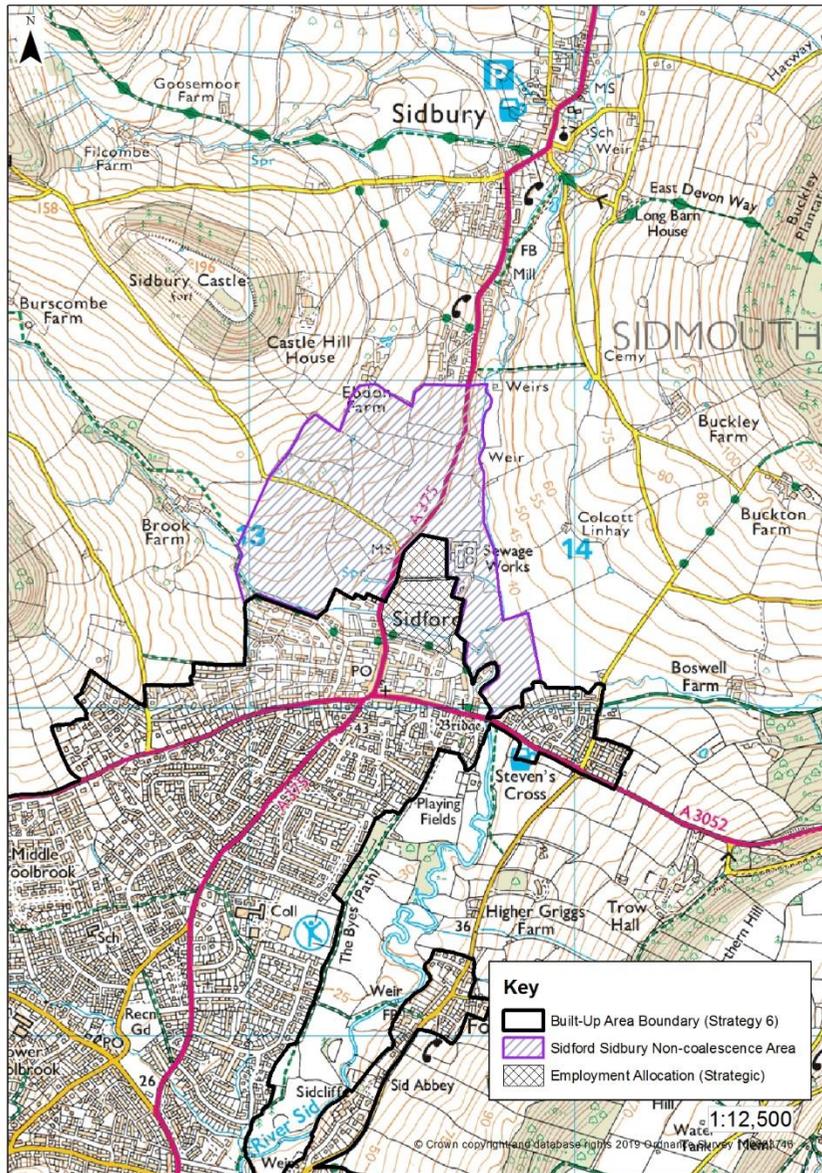
### **East Devon Local Plan, Policies 2013-31**

"Sidmouth's outstanding natural environment is a key asset and conservation, enhancement and sensitive management of the landscape, heritage and wildlife of the area is critical" East Devon Local Plan 14 Sidmouth - Strategy 26.6 Development at Sidmouth. EN 10 Conservation Areas.

## POLICY 3 SETTLEMENT COALESCENCE

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**Any development proposal within the Sidford-Sidbury Non-Coalescence Area shown on Map 9 will only be acceptable if it does not impact on the visual and physical separation of Sidford and Sidbury.**



Map 9 – Sidford-Sidbury Non-coalescence Area

**Policy justification**

**Sid Valley Consultation**

Evidence from public engagement is that the residents place great importance on maintaining an undeveloped gap between Sidford and Sidbury especially if the Strategic Employment Area is developed. This area is not developed and it is important that this vulnerable gap remains open to maintain the separation between the two settlements.

**Sid Valley Place Analysis**

“Landscape is a key issue, not least because the Plan area is set entirely within the nationally designated landscape of the East Devon AONB. The AONB designation washes over the smaller settlements in the NP area and directly abuts the ‘Built Up Area’ boundary of Sidmouth (3.1.0 Wider landscape CONTEXT AND AONB);

Development ...must be compatible with national policy and the AONB Management Plan.” “Have Your Say” Workshop at Kennaway House, (2.2.0 THEME: Our Built Environment; 2.3.0 THEME: Our Natural Environment)

**NPPF 2012**

paras 76, 77 and 78 and “Conserving and enhancing the natural environment” paras 109-125

**NPPF 2018**

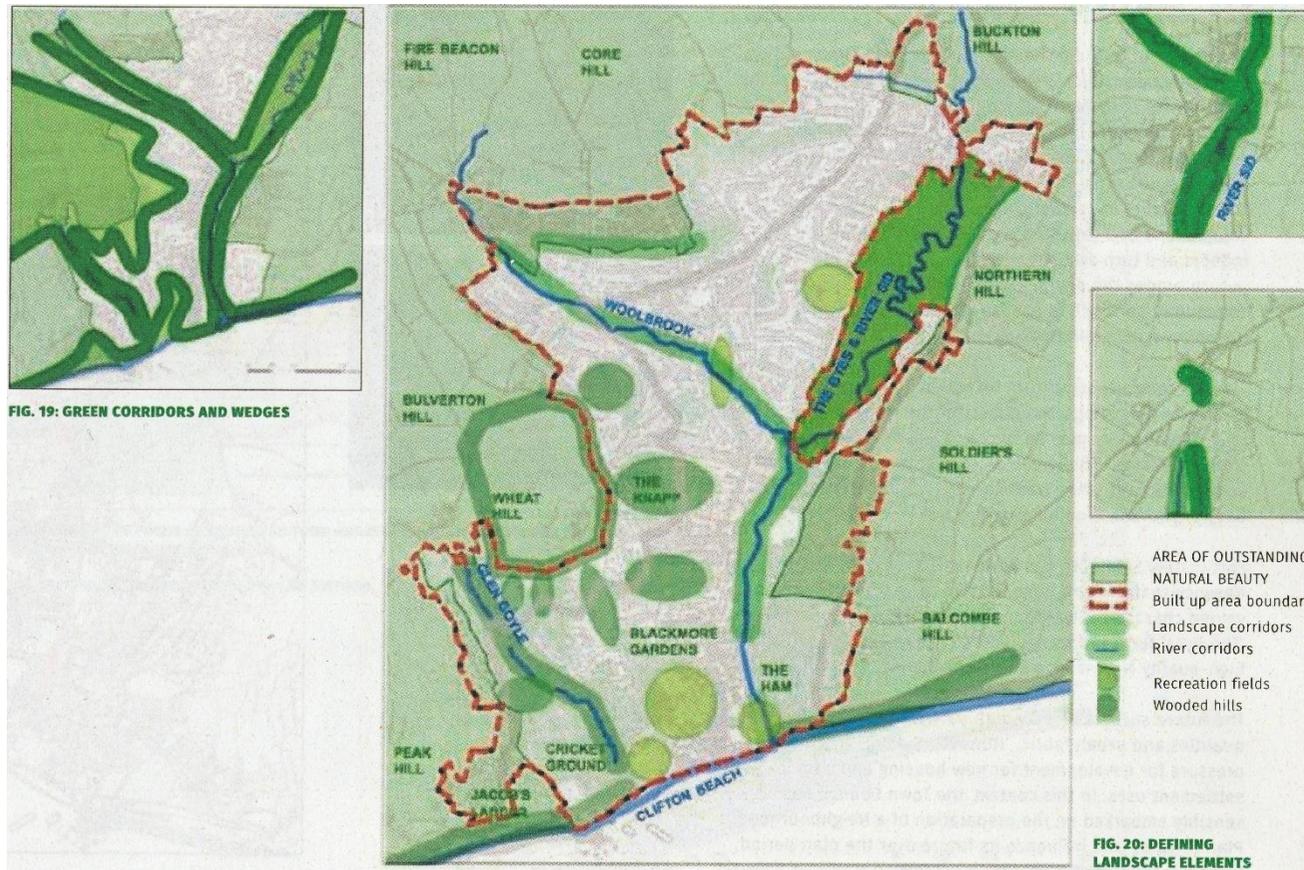
Paras 72e, 133 and 170

**East Devon Local Plan Policies 2013-31**

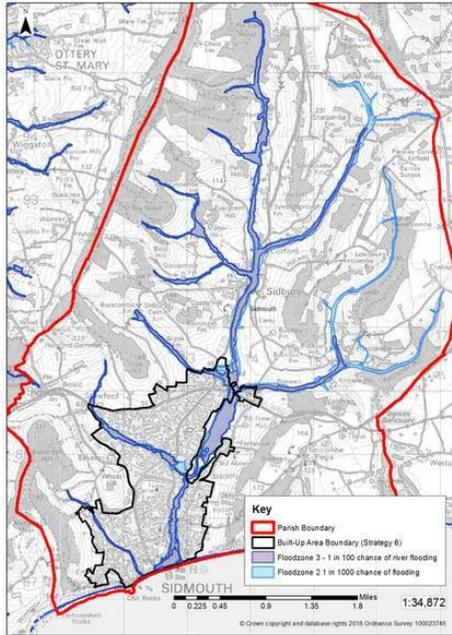
Strategy 26: Development at Sidmouth

## POLICY 4 GREEN CORRIDORS

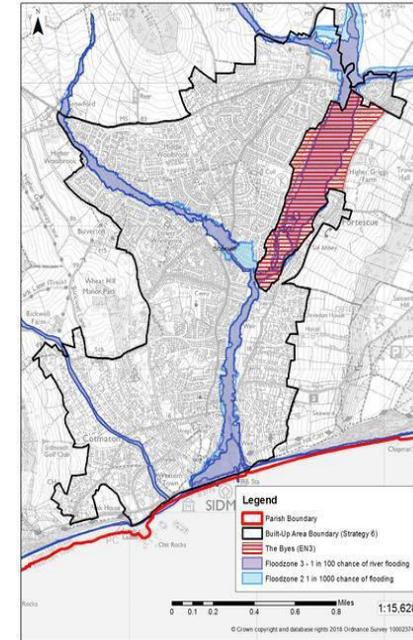
The Environment Agency Flood Zone 3 of the River Sid and tributaries; the Glen Goyle and Woolbrook Stream in the Neighbourhood Area are defined as Green Corridors as shown on Map 10, 11 and 12. Development within the Green Corridors will be required to maintain and where possible enhance the biodiversity of the corridor and allow uninterrupted passage of wildlife.



Map 10



Map 11 & 12



### Policy Justification

These corridors follow the course of the River Sid and the other watercourses through the town. As well as being areas that are liable to flood they provide a wildlife corridor as well as a popular amenity enjoyed by residents and visitors

### Sid Valley Consultation

More than 80% of respondents were concerned about potential loss of natural habitat. Respondents suggested that existing AONB and other protections currently in place are not enough to offer the protection that is needed and required strengthening. (Second Household Survey: Q14)

### Sid Valley Place Analysis

Strategic Analysis Settlement Scale, 5.2.0 Landscape Character  
Green Infrastructure Network 7.2.0 OUR Natural  
ENVIRONMENT OPPORTUNITIES and 8.2.0 DESIGN PERAMETERS

### NPPF 2012

Para 117 identify and map sites of importance for biodiversity and wildlife corridors

### NPPF 2018

Para 174

### East Devon Local Plan Policies 2013-31

Strategies 3, 5, 46-4

## **POLICY 5 LOCAL GREEN SPACE DESIGNATION**

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**The following areas are designated as Local Green Space as shown on the Sidmouth LGS Designation Maps (Maps 13-21) below, where there will be a general presumption against all development that does not promote the attributes and use for which it was designated except in very special circumstances.**

Local Green Spaces in the Sid Valley:

### **SIDMOUTH**

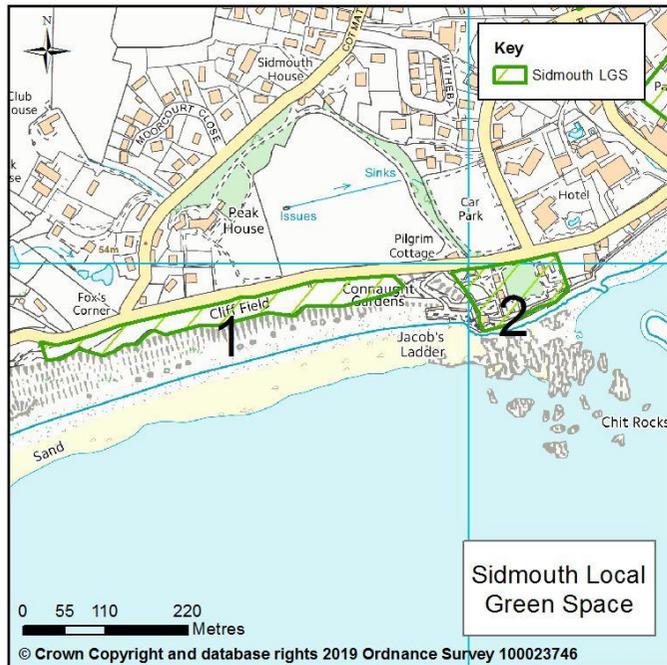
1. Cliff Field
2. Connaught Gardens
3. Fort Field Cricket ground, pitches and courts
4. Glen Goyle, Glen Road
5. Three Cornered Plot, Putting Green and Coburg Field
6. Blackmore Park and Recreation Grounds, Coronation Gardens, Rugby Pitch, Bowling & Putting Greens, Tennis Courts and Kennaway House gardens.
7. The Ham Recreation Ground, Old Boating Lake Garden and Hangar Cliffs
8. Alma Fields
9. The Byes and Sid Meadow
10. The Knowle
11. Manstone Recreation Ground
12. Byes Lane Playing Fields Sidford

### **SIDBURY**

1. Millennium Field
2. Sidbury Cricket Sports Ground

### **SALCOMBE REGIS**

1. Recreation Field



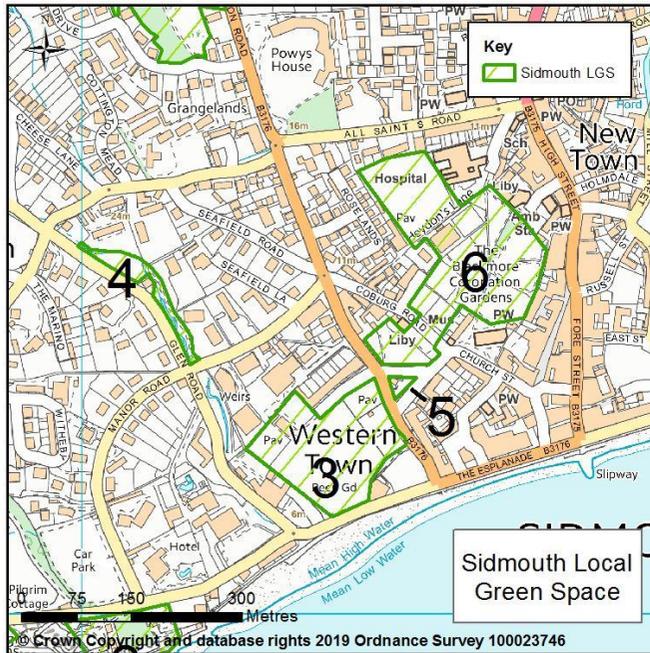
Map 13

### 1 Cliff Field

This long field presents a sweeping slope of grass and meadow, descending from Peak Hill to the west and finishing at Connaught Gardens; planted with thousands of daffodils by the Sid Vale Association, it offers an extensive piece of public parkland with impressive views across Lyme Bay.

### 2 Connaught Gardens

These Grade II listed gardens were formally opened in 1934 by the Duke of Connaught, in whose honour they were named, after the grounds were bought by the local council and redesigned by Dartington Hall. Later, Poet Laureate John Betjeman was to declare: “Pause on Peak Hill, look Eastward to the town, Then to the Connaught Gardens wander down, And in the shelter of its tropic bowers, I see bright and outsize Devon flowers.”



Map14

### 3 Sidmouth Cricket Club and Club House

“Founded in 1823 Sidmouth Cricket Club is one of Devon's best known clubs and indeed it was here in 1875 that the Somerset County Cricket Club was formed. The club's main ground at the Fortfield is very attractive overlooking the sea and within touching distance of the esplanade and the town centre.”

**sources:** <http://www.sidmouthcricketclub.co.uk/a/history-9139.html>

### 4 Glen Goyle Glen Road

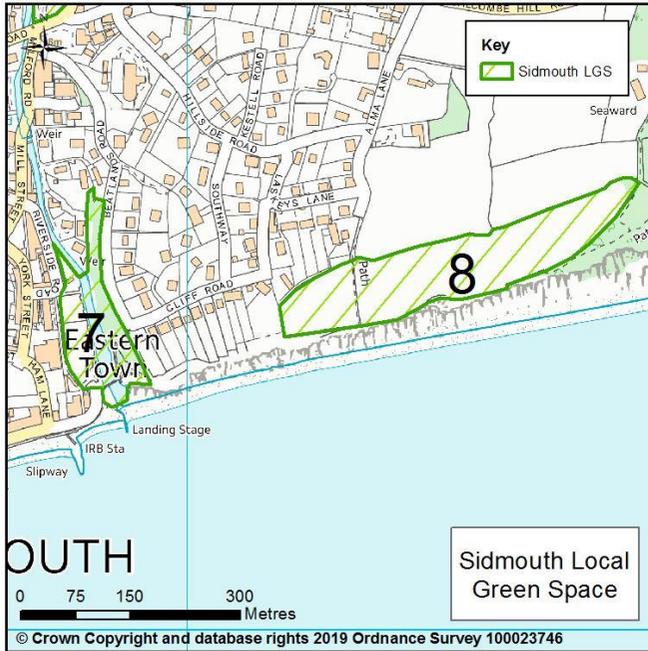
The *Glen Goyle* stream provides an essential green corridor in a wooded chine, stretching from the Esplanade up to Muttersmoor; it also defines the neighbourhood with its fine hotels and large houses set in mature trees and landscaped parkland.

### 5 Triangle / Three Cornered Plot and Putting Green, Coburg Fields

Sidmouth's bus terminus sits between two green spaces which provide a quiet spot to sit and an area to have a little family fun; the Three Cornered Plot is also a showcase for Sidmouth in Bloom, with its permanent and annual floral displays; and there are the much-valued public toilets too.

### 6 Blackmore Coronation Gardens

Formally opened in 1953 these public gardens were named “Coronation Gardens’ in honour of Queen Elizabeth II. “The modern Conservatory is a warm welcoming place to sit on colder days, built in 1994 to mark 100 years of local government. Events held in the Gardens now include the Folk Festival Children’s activities, with many stalls, and the Rotary Club hold an annual Fair in the summer.”



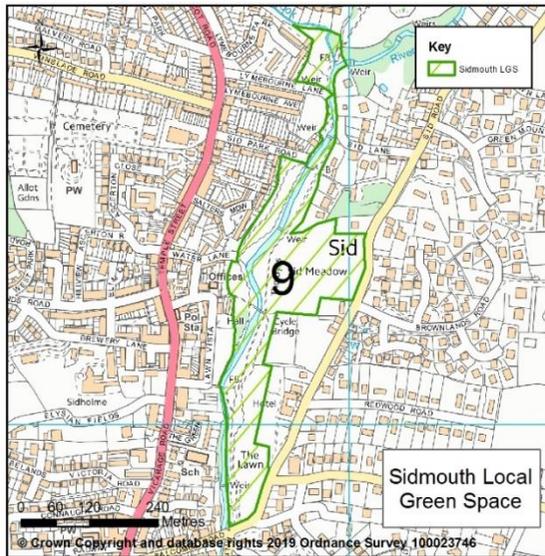
Map15

### 7 The Ham Recreation Ground and Old Boating Lake (Now Sensory Garden at Riverside) and Hangar Lane Cliffs at Beatlands Road above River Sid

This area is one of Sidmouth's oldest public parks. In 1896 *"The Ham meadow was given to the inhabitants of and visitors to Sidmouth as a place of recreation 'for ever'. Subject only to 'reasonable restrictions and regulations in accordance with the law for the time being affecting the use of Public Parks and Pleasure Grounds'."* Today it is also used for festivals and public gatherings: *"The centrepiece for concerts at the [folk] festival, The Ham is close to Port Royal at the eastern end of the Esplanade."* The backdrop of the Hangar Lane Cliffs has always been considered part of the Ham, with the Ham and Hangar Pleasure Grounds scheme taking place in 1929, which included the river walk and wall: *"the riverside walk was an important part of this scheme as the river was at that time very attractive."*

### 8 Alma Fields

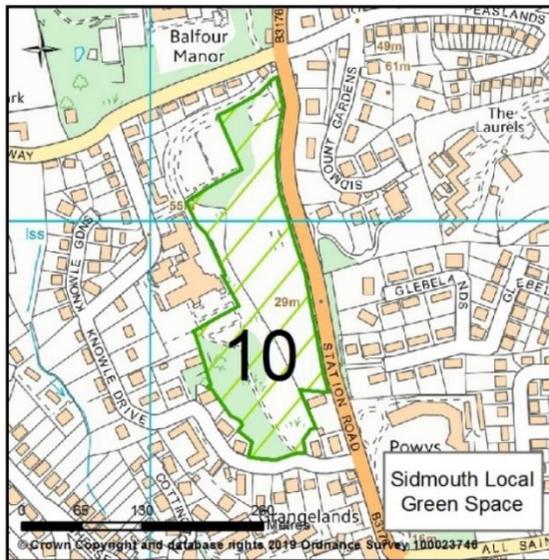
Recently, the Town Council's meadow on the lower slopes of Salcombe Hill has been planted with wild flowers. *"The newly installed benches and cut path allow visitors to enjoy this beautiful spot and view over the valley and seafront."*



Map16

### 9 The Byes and Sid Meadow

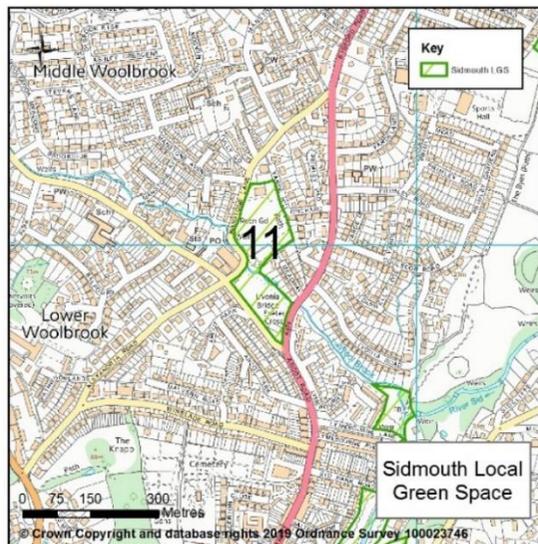
“One of the jewels of Sidmouth running from Sidmouth to Sidford, The Byes is a mixture of parkland, wildflower meadows, fields and farmland with a combination of footpaths and cycle tracks winding their way along the River Sid.” “The Sid Vale Association (SVA) Natural Reserve forms a major part of The Byes, purchased to encourage wildlife conservation and to provide free public access for residents and visitors to enjoy in perpetuity.” The Friends of the Byes group of volunteers established the community orchard and have sown wild flowers in Sid Meadow, owned by the National Trust.



Map 17

### 10 The Knowle Parkland and Gardens

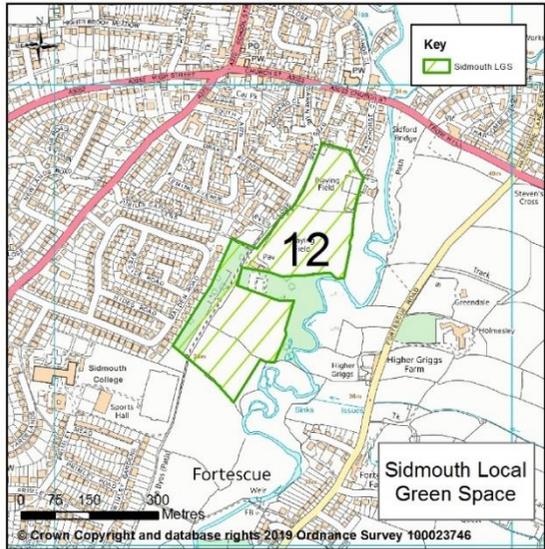
“A substantial area of the original parkland remains, containing some magnificent trees, covered by a TPO which gives protection to the most important trees on the site. The parkland of The Knowle forms part of the attractive approach to Sidmouth, providing an important contribution to the overall historic character and landscape of the town.” Most of the parkland will be passed on to the Town Council, after campaigning to preserve the large area for public access and enjoyment of the recently-sown wild flower meadows.



Map 18

### 11 Manstone Recreation Ground

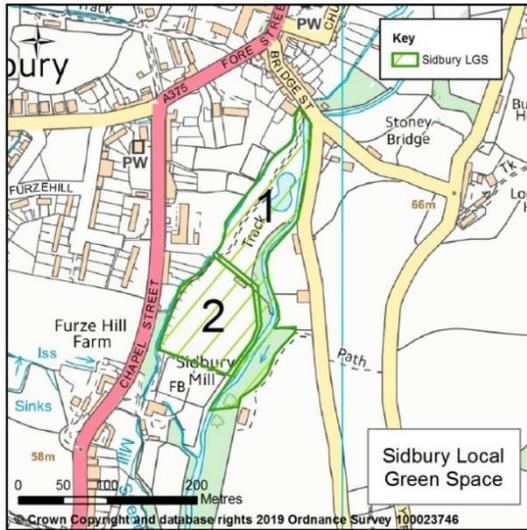
Situated in the heart of the residential area of town, these playing fields and facilities are in constant use, whether the football pitch and club house, or the children's playground, basketball court and skate-park. Col Balfour, the last Lord of the Manor, had presented the recreation grounds to the town in 1902 “for the use and enjoyment of inhabitants for the encouragement of many exercises and for the promotion of good fellowship for all time.”



Map19

### **12 Byes Lane Playing Fields Sidford**

These playing fields are used by several of the town's sports clubs: football, rugby and tennis, each of them with club houses; all are within easy reach of the built-up area, whilst acting as an extension of the green corridor stretching from the sea and following the River Sid.



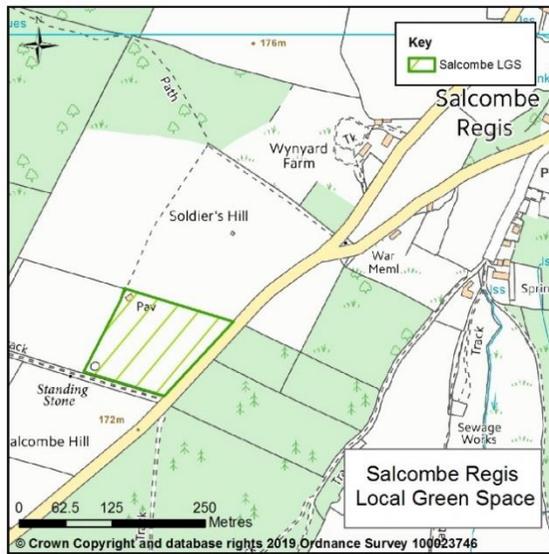
## SIDBURY

### 1 Millennium Field

Renovated some ten years ago with the help of the SVA, this parkland along the River Sid is used for community events, including the Sidbury Fair.

### 2 Sidbury Cricket Ground – Pitches and Sidbury cricket club

An important part of village life, the Millfield has been hosting cricket games for 40 years. Its club is considered to be “a fine example of a group of enthusiastic volunteers putting in their time and energy for the good of the local community.”



Map21

### **SALCOMBE REGIS Recreation Field**

These fields are a central feature of local life, with a new scout hut having been erected with widespread community support; the field is also used for the annual Country Fair and the scout hut has been used for Council meetings.

### **Policy Justification**

All the above areas are held in high regard by the residents and visitors of the Sid Valley, they constitute a townscape that is distinctive and special to the Sid Valley; collectively contributing to the economic and social fabric of the community. They provide spaces which support a sense of community; shared memories, promote physical activity, provide places in which social connections are made and connect people to growing and play spaces and the environment, all of which support community cohesion and positive mental health and wellbeing.

### **Sid Valley Consultation**

Respondents (20%) praised and commented on the beauty of the valley and its coastline, the opportunities to walk, cycle and relax in beautiful surroundings. Their hope for the future was that in 15 years' time these natural elements would remain unspoiled, maintained and enhanced (First Household Survey: p18)

Failure to protect the environment, both from natural causes and encroachment through development, had the potential to adversely impact the community and the local economy. (Business & Special Interest Groups Survey: p13 Natural Environment)

### **Sid Valley Place Analysis**

"There is therefore an overwhelmingly strong policy context of protection for the AONB landscape which should be reflected within the SVNP" (3.2.0 LANDSCAPE IN THE EDLP)

"The analysis records the contribution of public green spaces." (6.1.0 KEY TO CHARACTER AREA ANALYSIS)

#### **NPPF 2012**

Paragraphs 6-10, 70, 73-77 and 114-119

#### **NPPF 2018**

Paras 8b, 91, 96, 97, 150, 171 and 181

#### **East Devon Local Plan Policies 2013-31**

Strategy 46 – Landscape Conservation and Enhancement and AONBs, Important Local Open Spaces p169 sections 22.1-22.2

#### **East Devon District Council Open Space Study Review 2012 & sub.**

## POLICY 6 INFILL DEVELOPMENT, EXTENSIONS AND TREES

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**Development should be designed so as not to adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area, as well as being appropriately landscaped.**

### **East Devon Local Plan Policies 2013-31**

The Policy adds more detail to the requirements of Strategy 6 regarding infill, backland and residential garden development, and is consistent with the text in paragraph 6.22 regarding inappropriate backland development.

22.15, EN10, RC4, RC6, Strategies 6, 7, 8, 38

### **Policy Justification**

#### **Sid Valley Consultation**

Responses to questions about the Built Environment clearly indicate that residents' value the character of the towns and villages of the Sid Valley. (Second Household Survey: Q2 and Q8) Specifically regarding protecting trees, 87% of respondents stated that "all trees cut down in the process of development should be replaced by the developer." (Second Household Survey: Question 17)

"Tree and native hedges ... highlighted as important to preserve the Natural Environment". (Business & Special Interest Groups Survey p14 Climate Change)

#### **Sid Valley Place Analysis**

There are references to "some unsympathetic and parking dominated pieces of infill" in areas of the Valley. (6.2.2 EASTERN TOWN CENTRE)

#### **NPPF 2012**

**Para 53** "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

**NPPF 2018** Paras 70 and 122

## POLICY 7 LOCAL DISTINCTIVENESS

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Development proposals will be expected to have regard to the character of the immediate area as set out in the Place Analysis.

All new development, including innovative designs, should be designed to complement and enhance the local distinctiveness of the character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Place Analysis.

Building heights should be in keeping with the context of neighbouring properties.



The Village of Sidbury

### **Policy Justification**

#### **Sid Valley Consultation**

In the First Household Survey over half the replies identified the design, size and location of new housing as one of their top three priorities for the Neighbourhood Plan.

Nearly all respondents (98%) were adamant that “the historic appearance & local distinctiveness of Sidmouth & the Sid Valley” should be retained. (Second Household Survey Q8)

Almost all respondents (92%) felt that “the Neighbourhood Plan should produce local design guidance for all future developments.” (Second Household Survey Q9)

#### **Sid Valley Place Analysis**

2.2.0 THEME: Our Built Environment: Design Qualities

“A design-led Place Analysis can help define what is special about a place, how qualities are valued by people and their priorities for protecting assets.” (1.2.3 INFORMING A VISION AND DESIGN PRINCIPLES) and 3.0 Development of the Settlements and Conservation Areas

#### **NPPF 2012**

Para 58

#### **NPPF 2018**

Paras 126, 127, 185 and 192

#### **East Devon Local Plan Policies 2013 -31**

“Development will need to be undertaken in a manner that is sympathetic to and helps conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of East Devon, in particular in AONBs.” (Strategy 46 Landscape Conservation and Enhancement and AONBs)

“Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities.” (Strategy 48 Local Distinctiveness in the Built Environment Development Management Policy D1, 3.11 (p16), 18.33 (a) (p136), 18.55 (p147), 18.58 (p147))

## **POLICY 8 LIGHT POLLUTION**

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**There will be a general presumption against all outdoor lighting (both ambient and floodlight) outside the BUAB unless there is an overwhelming operational requirement and the illumination has been designed to minimise light spillage and the hours of usage are restricted by planning condition.**

### **Policy Justification**

The effects of external lighting can affect the quality of a rural area at night. This policy seeks to balance the need to protect the dark sky with the operational needs of occupiers of premises in the plan area.

### **Sid Valley Consultation**

87% were in support of ensuring that light pollution is minimised outside of the Built-Up Area Boundary throughout the Sid Valley, (Second Household Survey Q13)

### **NPPF 2012**

Para 125

### **NPPF 2018**

Para 18

### **East Devon Local Plan Policies 2013-31**

Environmental Pollution 22.18 p176

## HOUSING

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### Rationale and Overarching Aims

The population profile of Sidmouth and its villages and its position as a seaside resort surrounded by an Area of Outstanding Natural Beauty has created a set of specific housing issues that the neighbourhood plan seeks to address. Our policies reflect the evidence gathered through our community consultations including the statutory consultation on the Draft NP and a housing needs survey commissioned by the SNVP (**Appendix 2**) along with evidence from the East Devon Local Plan.

Over recent years there has been a declining number of families living in Sidmouth and there has been a significant rise in the 60 to 64 age group. The largest household groups are retired, single person households over 65 and families over 65 and those under 65 who are married without children. Questionnaire responses show that residents want to encourage a more balanced age profile in the town.

The supply of social housing in the town does not meet the local need. In 2015/16, there were 50 social rented dwellings and 146 applicants in housing need on the

housing register.

There is a mismatch in social housing stock in the district which is likely to be replicated in the Sid Valley, with one bed units making up 25% of the East Devon housing stock, yet 62% of the demand is for this size of unit. Three-bedroom houses make up 30% of the housing stock with only 8% demand.

70% of the housing sales are in the £250,000 to £500,000 price range. Most sales are for three bed houses which make up 64% of all sales.

Estate agents state “Most first-time buyers are priced out of the mainstream local market and there is little supply at under £220,000”. 60% of the house purchases were to people moving into the area usually from along the M3, M4 and M5 corridor.

A young person working or living in Sidmouth with an income of £18,304, to be able to buy a two-bedroom house in the town at £220,000, would need a deposit of £118,000. A couple each earning £18,304 would together need a deposit of £55,000.

To quote from the Housing Needs study,

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**“There is an important affordability problem in Sidmouth”**

*Housing Needs Survey*

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There is therefore a role for more shared equity houses.

The two housing groups in need of affordable housing are low income households with children and low-income older people.

The difficulties of buying faced by younger households is causing a rise in the need for private rented housing as they will not qualify for affordable housing, or they must move out of the town.

Incoming, older households can afford, and to some extent drive up local house prices as their spending power is greater due to pensions, savings and equity release.

The potential sources of new housing are limited, due to the tight constraint of the built-up area boundary and the quality and value of the area of outstanding natural beauty which surround the town and its villages. There are only limited opportunities for brownfield development within the town without encroaching on much valued local facilities which are to be protected by the plan's other policies. The East Devon Local Plan currently sets a target of 150 units to be built in Sidmouth up to 2031. Planning permission has already been granted for just over that number, in part because 113 units have been approved at The Knowle. However, these units do not meet the housing needs of the younger people living in the town, which the public have said they want the plan to address.

The neighbourhood plan could have chosen to take a cautious approach to housing provision by just acknowledging that the local plan requirements were being met. However the Town Council has concluded that if it is to respond to the

housing needs of those already living in town, it should be adopting a policy that seeks to deliver houses specifically to meet local needs whether those of young people wishing to get onto the housing ladder or who cannot secure affordable housing in the town. This requires a balanced approach which is to allow development which is driven by the local connection policy but still protecting the special landscaped setting of the town and the villages which is valued by residents and visitors alike.

## HOUSING SITES POLICIES 9 and 10

### Rationale

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Planning policy recognises that in some situations, residential developments can be allowed in exceptional circumstances, outside of the built-up area boundaries in rural areas to reflect and respond to local housing needs particularly for affordable housing. These are generally known as "exception sites" and the NPPF allows for "the possibility of incorporating some market housing on the sites to facilitate the provision of significant additional affordable

housing to meet local needs."

This Neighbourhood Plan, as well as encouraging residential development within the built-up area, recognises that some additional housing could be allowed outside of, but adjacent to the existing settlement. Such an approach is already permitted in the East Devon Local Plan under Strategy 35, which would allow appropriate residential development to take place on the edge of Sidbury. However, the neighbourhood plan is proposing to extend the principles of "exception sites" to Sidmouth. The existing provisions under Strategy 35 do not apply as the policy limits their use to settlement with a population under 3,000.

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**However, the town faces the same issue as many villages with major constraints on residential development, due to countryside designations and higher prices which drives housing being beyond local incomes.**

Housing Needs Survey

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The combined intention of Policy 9 and 10 is, rather than for the Plan to allocate sites, to have a development management policy which allows housing in areas on the edge of the built-up area boundary, where new market housing would not otherwise be acceptable and which specifically allows development that must be shown to be meeting local needs through a local

connection policy, not just on social housing but also in terms of market housing. However, the acceptability of sites will require them to be well related to the existing form of development in the immediate area as a natural extension to the existing pattern of development as well as not having a significantly detrimental effect on the landscape setting of the town. That is

a high threshold that must be demonstrated by a Landscape Impact Assessment. If because of the revision of the Local Plan, a new housing target is identified for Sidmouth and the surrounding villages, then the Town Council will review the neighbourhood plan in the light of the requirement and if necessary will allocate additional development.

## POLICY 9 -RESIDENTIAL DEVELOPMENT

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**There is a presumption in favour of residential development on land within the BUAB, subject to the scale and design of the development being compatible with the characteristics of the character area as described in the Place Analysis and subject to compliance with other policies in this neighbourhood plan. Outside of the BUAB there will be a general presumption against new residential development apart from replacement dwellings, new houses required for employed persons in rural businesses, or through the conversion of redundant or disused buildings or as allowed under Policy 10.**

## POLICY 10 EXCEPTION SITES

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Exception site residential development of land which lies immediately adjacent to the built-up area boundary and is well related to the pattern of adjacent developments in the vicinity will be allowed if it complies with the requirements of this policy and provides for no more than 15 dwellings at any one site.

Exception site developments will be required to include at least 66% affordable housing and all the housing whether market or affordable must be of a type and size required to meet local housing need as set out in SVNP Housing Policy 12. Affordable housing must be accompanied by a Planning Obligation requiring that occupants meet the local connection criteria set out in SVNP Housing Policy 13.

Market housing will also be expected to be accompanied by a Planning Obligation requiring occupants to meet the local connection criteria set out in SVNP Housing Policy 13, unless it is

demonstrated that such a restriction would prevent the delivery of the affordable housing through its impact on the economic viability of the scheme.

Any new open market housing will be required to be restricted to being used as a Principal Residence and not as a 'second home', in that the occupier shall be required to use it as their main residence regardless of who owns the Freehold.

Such development will only be allowed where it is demonstrated that the development will not detrimentally impact on the setting of the town or the landscape quality of the AONB and it meets all other relevant policies in the development plan. Its design and layout will be expected to follow the characteristics of the adjacent Character areas, as set out in the Place Analysis.

## Policy 9 and 10 Justifications

### Sid Valley Consultation

In the replies to the Second Household Survey as to where any building outside the BUAB should take place, only a very small proportion of respondents identified any such sites. In fact, the most popular response to this question was that any new housing should be in “brownfield sites, within the BUAB. The Neighbourhood Plan is anxious that new housing built in the Plan area should be used for providing homes for persons to live on a permanent basis.

Where the supply of new market housing is provided on an exception site it is important given the limited development locations in Sidmouth that it also benefits the need for primary residence housing needs locally.

### Sid Valley Place Analysis

“The mix of housing desirable for new sites should consider if housing sites in the Local Plan are enough for future growth and population mix.” (2.4.0 THEME: Housing)

The nine Character Areas provide a template to bring forward housing of an appropriate design to suit its setting, referring to Building for Life 12<sup>7</sup> and Manual for Streets<sup>8</sup> in particular.

### NPPF 2012

Paras 16, 48, 50 and 58 provide the national planning context for design policy in Neighbourhood Plans.

<sup>7</sup> <https://www.hbf.co.uk/news/building-for-life-relaunched-bfl12-refreshed-to-work-with-nppf/> (Home Builders Federation)

<sup>8</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)  
(Ministry of Housing, Communities & Local Government)

50 states: “To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: where they have identified that affordable housing is needed, set policies for meeting this need on site.”

### NPPF 2018

Rural exception sites DEFINITION: Annex 2: Glossary: Rural exception sites Paras 71, 77, 78 and 145

Outside of the BUAB Paras 10, 11, 71, 172 and 173

### East Devon Local Plan Policies 2013-31

Strategy 26: Development at Sidmouth

**POLICY 11 AFFORDABLE HOUSING  
WITHIN THE BUAB**

**On schemes of 10 or more units or 0.5 hectares or more. (apart from exception sites as allowed by Policy 10 ) a minimum of 50% of homes must be affordable which will include:**

- a) 70% social or affordable rented accommodation, all of which is to be tenure blind and “pepper potted” throughout the development**
- b) 30% intermediate or other affordable housing, for example shared ownership or shared equity, all of which is to be tenure blind and “pepper potted” throughout the development.**

**On sites in the AONB schemes of between 6 and 9 units a financial contribution equivalent to a 50% site affordable housing provision will be expected to be made in lieu of on-site provision of affordable housing.**

**Policy Justification**

**Sid Valley Consultation**

In all surveys undertaken by the SVNP Steering Group consistent mention was made of the issue of younger people being unable to access

the housing market, with prices inflated by the influx of older retired people relocating to the Valley.

In the Second Household Survey, the top three ‘types of new houses needed’ were: ‘affordable housing - to buy or to rent’ (33%), 2 or 3-bedroom houses (19%) and sheltered accommodation (15%), while 8% wanted no new housing at all. (Q34)

This was reinforced by respondents wanting a mix of open/affordable, but with the clear emphasis on affordable. (Q40)

As for type of tenure, most identified ‘shared ownership’, with owner-occupier and social rented not far behind. (Q42)

**Sid Valley Place Analysis**

“To meet the needs of our community the Sid Valley requires carefully balanced development providing suitable affordable housing for residents both young and old.” (1.1.0 The Sid Valley Neighbourhood Plan Vision: 1.1.1 The Context for Our Vision)

“The built environment can better meet multi-generational community needs by; getting the infrastructure right, by balancing transport needs and affordable housing.” (2.2.0 THEME: Our Built Environment)

**NPPF 2012**

“To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local

Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.” (para 47 of Delivering a wide choice of high quality homes)

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.” (para 50)

**2018 NPPF**

DEFINITION: Annex 2: Glossary Paras 59, 60, 61 and 62

**East Devon Local Plan Policies 2013-31**

This policy conforms to Strategy 4 Balanced Communities

**Housing Needs Survey**

The Housing Needs Survey (HNS) states that there is ‘a significant need for social rented and intermediate affordable housing’, especially ‘low income households with children (working or not), and low-income older people’. ‘There is also scope for affordable housing based on home ownership whether shared ownership or discounted sale in perpetuity by means of a restrictive covenant.’ (Chapter 3: Supply and demand - social rented housing and affordable

housing para 3.23 and Overall Conclusions; paras 5.15 and 5.23)

From the Housing Needs Survey in detail: “The need for additional market and affordable housing is significant”, “planned additional supply is unlikely to meet future local need moving forward” and “even if additional allocations are made, unless these dwellings are affordable to local households and suited to their needs local households will not benefit from this additional supply.” (Overall Conclusions)

“...conditions exist in Sidmouth for there to be a significant need for social rented and intermediate affordable housing due to the profile of the housing stock in terms of size and price and the existence of groups of lower income people who either need a home or are unsatisfactorily housed.” (para 3.23)

“... two groups that are particularly vulnerable to being in need of affordable housing; low income households with children (working or not), and low-income older people.” (para 5.15)

“We believe that there is a role for sub-market housing for sale aimed at younger households like the government proposed starter home scheme. There is also scope for affordable housing based on home ownership whether shared ownership or discounted sale in perpetuity by means of a restrictive covenant.” (para 5.23)

## POLICY 12 HOUSING BY NUMBER OF BEDROOMS

**All new developments of 11 or more homes should meet the following requirements: The percentage of one, two and three/four bedrooms homes on any development shall be as follows unless up to date housing need evidence demonstrates an alternative mix would better suit local needs:**

### Market housing:

- **1 and 2-bedroom homes = 60%**
- **3 and 4-bedroom homes = 40%**

### Intermediate housing for sale:

- **1-bedroom = 50%**
- **2-bedroom = 40%**
- **3-bedroom homes = 10%**

### Social and affordable rented housing:

- **1-bedroom = 50%**
- **2-bedroom = 30%**
- **3-bedroom homes = 20%**

### Policy Justification

#### Sid Valley Consultation

The requirement for property size in the intermediate housing market is mainly one and two-bedroom units to meet the needs of concealed households and those who are unable to access the market sector as a first-time buyer.

There is a small level need for some three-bedroom units from existing households often due to relationship breakdown.

A property size target of 50% one bedroom, 40% two bedroom and 10% for three-bedroom units should be set to meet the requirements of households in this sector. (Second Household Survey: Q34)

#### Sid Valley Place Analysis

“The built environment can better meet multi-generational community needs by providing a mix of housing tenure types including “lifetime homes” and “self-build.” (2.2.0 THEME: Our Built Environment)

“The mix of housing desirable for new sites” (2.4.0 THEME: Housing)

#### Building for Life 12 2016

“Does the development have a mix of housing types and tenures that suit local requirements?” (BUILDING FOR LIFE 2016: Integrating into the neighbourhood: Question 4 Meeting local housing requirements)

#### NPPF 2012

Conforms to the 12 core planning principles contained in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 – particularly in relation to the formation of

Neighbourhood Plans: “a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

**NPPF 2018**

Paras 8, 61 and 68

The section from the Strategic Housing Market Assessment still stands, especially with reference to the NPPF: “The SHMA advises that low cost market housing does not however represent affordable housing within the planning definition, specifically confirmed in the NPPF. These are 'starter' homes and are part of the general market.”

**East Devon Local Plan Policies 2013-31** This policy conforms to Strategy 26: Development at Sidmouth & Strategy 34: District Wide Affordable Housing Provision Targets.

**Strategic Housing Market Assessment (SHMA)** In view of the projected future increases in the older population, it is now even more important that initiatives to address under-occupation should play an important role in meeting the need for family sized properties. The SHMA emphasises that this is particularly important in the social and affordable sector where new supply is constrained. New social or affordable rented delivery should be linked to the strategies for older people and target under occupied three and four-bedroom units to help address the needs of larger families, especially those who are overcrowded.

Given that household growth will be mostly from smaller households, it is considered that smaller units will play a key role in meeting future market housing requirements. The delivery of these smaller units within the market sector will be important in addressing a more balanced type and size stock mix. The SHMA advises that low cost market housing does not however represent affordable housing

within the planning definition, specifically confirmed in the NPPF. These are 'starter' homes and are part of the general market.

The SHMA states that the major difficulty and challenge for this sector is affordable within the housing market; these are for concealed households forming their own household. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing. The SHMA states that intermediate affordable housing can include shared ownership, shared equity or discounted market housing and initiatives such as Help to Buy.

**Housing Needs Survey**

The HNS indicates that there is a higher need for 2-bedroom units to create a better choice of housing and to address the increasing need for smaller properties due to demographic and household formation change. It is therefore a requirement that the mix of housing will be 60% one or two bedrooms and 40% three/four bedrooms in the market sector to provide a better-balanced housing stock.

## POLICY 13 LOCAL CONNECTION

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For the purpose of allocating housing provided for local need on exception sites as allowed by Policy 10, a local connection will be required which means one or more of the following connections in respect of the Sidmouth Town Parish area

1. Persons who have been permanently resident in Sidmouth Town Parish for a continuous period of three years out of five years, immediately prior to their occupation of the new dwelling.
2. Have been formerly permanently resident therein for a continuous period of five years at some time in the past.
3. Having his or her permanent place of work (normally regarded as 16 hours or more a week and not including seasonal employment) within the Sidmouth Town Council area for a continuous period of at least 12 months

immediately prior to the occupation of the new dwelling; or

4. Persons who can demonstrate a close family connection to the Town Council area in that the person's mother, father, son, daughter or sibling has been permanently resident there for a continuous period of five years immediately prior to the occupation of the new dwelling and where there is independent evidence of a caring dependency relationship.

### Policy Justification

#### Sid Valley Consultation

The Second Household Survey and other local consultations show that there is concern that "local people" are being priced out of "open market" housing: 70% made clear that any housing beyond the 100+50 quota specified in the Local Plan should be for local people and should not to be on the open market. (Q35 & 36)

### Sid Valley Place Analysis

"Integrating into the Neighbourhood"  
(points 1-4 of 9.0, page 47)

### NPPF 2012

"Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined about local incomes and local house prices." (Definition: Annex 2: Glossary)

### NPPF 2018

DEFINITION: Annex 2: Glossary  
Paras 60, 77 and 78

### East Devon Local Plan Policies 2013-31

Strategy 34: District Wide Affordable Housing Provision Targets.

## ACCESS & CONNECTIVITY

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### Introduction

The SVNP aims to provide a variety of travel choices, for the benefit of health, the natural environment and air quality. Over the plan period, the aim is to ensure pedestrian friendly town and village centres, improved and reasonably charged parking, better managed HGVs and better cycling facilities.

The Sid Valley is a popular tourist destination with no rail connectivity and a reliance on car-based visitor traffic peaking in the summer months. Public transport in the Sid Valley is provided by a bus service, shuttle bus service, taxis and charities. Events such as Sidmouth Folk Week and the Red Arrows display increase the population by thousands for the duration of these events, adding a burden to the road network. A Park & Ride is needed to relieve the pressure on Sidmouth's roads and car parks.

In addition, there is pressure from commuter traffic. Along with Axminster, Sidmouth is the only other town in East Devon with net 'in-commuters' with people travelling in from neighbouring towns needing to park.<sup>9</sup> As a consequence, car parking in the centre of Sidmouth is particularly well used by visitors

and residents and is busy throughout the year. There is limited on-street parking in the town centre and on the esplanade and the two car parks along the esplanade are frequently full, especially during the summer season.

Commercial traffic serving the retail and hospitality industry, brings its own problems in terms of congestion, that can be unpleasant for pedestrians, cyclists, mobility scooter and wheelchair users.

The A3052 is busy and can be dangerous to cross and there have been several accidents over the years on this road. The Sid Valley has several roads in Sidmouth, Sidbury, Sidford and Salcombe Regis that are largely without pavements and with no provision for safe cycling or walking. Cycling and pedestrian paths are encouraged, the route from Sidford to Salcombe Road along the Byses for example is widely used by all demographics.

There is considerable support amongst the community for the creation of an integrated traffic management system to provide a range of transport and route choices, alleviate reliance on narrow streets and pavements, and allow freer, safer movement in the town

centre, supporting the health and wellbeing of the community and enabling the economy to thrive.

### Aims – to ensure the following

1. To develop a parking strategy that addresses current issues of congestion and relieves pressure on the Sid Valley, the town centre and villages.
2. To connect the communities of the Sid Valley, making them accessible to all ages and abilities.
3. Enable a mixed use of public transport, motorised and non-motorised vehicles, cycling, skateboards and walking that will enhance physical and mental wellbeing, contribute to healthy lifestyles, improve air quality and improve safe movement throughout the Sid Valley.

To protect green spaces and develop shared paths for use by pedestrians, cyclists, mobility scooters, skateboarders to connect our communities (Salcombe Regis, Sidbury, Sidford, Sidmouth) throughout these green spaces.

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<sup>9</sup>Report by EDDC

Setting Out Justification

for Employment Provision in the Consultation Draft Local Plan 2011.

## POLICY 14 PARK & RIDE

**A scheme for a park & ride including park and change on the outskirts of Sidmouth will be supported provided that it meets the following conditions in full:**

- i. **It does not have an adverse impact on the landscape of the AONB**
- ii. **It does not have an adverse impact on residential amenity**
- iii. **It provides travel interchange opportunities for bus, car, cycling**
- iv. **it provides a safe access and layout**
- v. **Sustainable urban drainage is provided**
- vi. **A lighting scheme which minimises any impact on dark skies is provided.**

### Policy Justification

The need for a park and ride has been a long-term aspiration of the District Council, the Town Council and the County Council and has the support of the local community as a means of accommodating the visitors to the town without bringing additional traffic and congestion in to the town centre. Such a use will have to be sited in the AONB and the policies seek to ensure that it does not have a significant adverse impact.

### Sid Valley Consultation

Proposals by EDDC in the Local Plan to create an out of town park and ride scheme have the support of 83% of respondents (Second Household Survey: Q46)

### Sid Valley Place Analysis, Page 9 Park & Ride 2.0

Securing a Park & Ride in the Bowd area to relieve Sidmouth parking was welcomed. Securing a good multi modal Park & Ride facility to the north of Sidmouth connecting with cycling routes, cycle hire and bus routes would be welcomed.

### NPPF 2012

"Promoting sustainable transport" paras 4, 29, 30, 34, 35, 38, 40

### NPPF 2018

Paras 102, 103, 104, 105, 106, 108, 110 and 148

### East Devon Local Plan

TC6-Park and Ride and Park and Share/Change

## POLICY 15 SHARED USE PATHS

**Where possible, any new housing developments shall be designed to incorporate shared use paths for pedestrians and cyclists. Where appropriate these shared use paths should link with existing shared use paths or pavements, dependent on highway standards.**

**Designs where cyclists can be separated from pedestrians or shared surfaces where cars are integrated will be supported.**

### Policy Justification

Wherever new development takes place, it should be designed to maximise the attractiveness to residents of using non-car modes of travel.

### Sid Valley Consultation

80% of respondents support improved cycleways linking Port Royal and the Byes. 92% of respondents support the creation of paths on all new housing development for pedestrians, cyclists and mobility scooters to link with existing paths in the Sid Valley. 78% support pedestrians and cyclists being given greater priority in the town centre (Second Household Survey: Q16, 27, 47)

### Sid Valley Place Analysis

5.3.0, 7.3.0, 7.4.0

### NPPF 2012

Paras 29, 30, 35

### NPPF 2018

Paras 102, 103, 104 and 110

### East Devon Local Plan Policies 2013 -31

TC2, 3, 4

**Sustrans Study 2017** Cycle Network Study: Sidmouth and East Devon

## ECONOMIC RESILIENCE

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### Introduction

An economy may be considered resilient when it is not only able to recover from or adjust to the effects of adverse setbacks or shocks to which it may be inherently exposed locally, from further afield, or caused by changes in consumer expectations, but also be able to proactively identify and avoid or mitigate these. In consultation with residents, business and special interest groups we have identified key strengths which should be preserved, and issues which need to be addressed to ensure the future vitality of our community in its broadest sense.

In this section we present policies which are derived from public feedback to consultations, where they relate to our use of land, aligned with Community Actions which together address the economic diversity criteria of our vision. Our goal, in conjunction with Sidmouth Town Council, EDDC, the private sector and our dynamic volunteer community is to set out key measures which will maintain and improve our economy and stimulate inward investment through policies which are both protective of identified needs but also allow for adaptation/innovation within the plan period.

### Aims – to ensure the following

1. Visitor Economy: Maintain and develop a competitive position as a year-round destination for visitors from the UK and abroad; support and promote existing and new festival events.
2. Retail: Preserve and promote our distinctive shopping environment
3. Inward Investment: Promote our strong work-life balance to attract entrepreneurs and families; support applications enabling home-working
4. Business Infrastructure: Encourage and support development of existing land allocated for business use, with emphasis on small-scale units offering flexible space for start-ups, skilled/higher-wage/internet age small businesses.
5. Employment: Encourage and support business diversification to provide attractive careers and job options for people of working age, including school leavers.
6. Self Sufficiency: Encourage and support generation of renewable energy resources; continue to develop our status as a Transition Town.

## POLICY 16 NEW RETAIL AND COMMERCIAL DEVELOPMENT

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**Proposals for new retail and commercial facilities, extensions and/or alterations to existing facilities will be supported on sites within the Town Centre provided they meet the following criteria:**

- a. The development of a new building should not have an adverse impact on the character of the area and**
- b. the site is accessible by a variety of types of transport, including walking and cycling and the amount of traffic generated by the proposal could be accommodated on the local highway network without detriment to road safety and**
- c. the proposal would not be significantly detrimental to the amenity of any neighbouring residents**

### **Policy Justification**

#### **Sid Valley Consultation**

##### **Survey of Business and Special Interest Groups (BSIG).**

Limitations and constraints which affect the ability to maintain and/or improve the business or group performance were identified:

Lack of opportunity to expand premises was seen by 14% of respondents as a constraint on their organisation. Any development and its appearance need to be sensitive to the heritage and identity of the area.

**First Household Questionnaire: P18, 5.4.1; P21, 5.4.6**

**Second Household Questionnaire: P14; P38**

**Sid Valley Place Analysis: P9 2.7.0; P42 7.1.0; Economic Resilience, 8.2.0**

**NPPF 2012: Paras 17-22**

**NPPF 2018: Paras 102, 103, 104, 108, 110 and 182**

#### **East Devon Local Plan Policies: 2013 -31**

P21 4 Key Issues and Objectives: 1. Jobs and Economic Growth  
P.38 Strategy 3 - Sustainable Development, d)

P 195, 24 Employment, Economic Development, Retail and Tourism  
P201 E11; P202 E12, P204 E15.

## POLICY 17 FACILITATION OF HOME WORKING

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**Proposals for house extensions and/or conversions of existing domestic buildings and new garden buildings for home-working will be supported provided that the following conditions are met in full:**

- a. the property will continue to be used as the main private residence with the area allocated for home working ancillary to the primary residential use of the property**
- b. the impact on the amenity of adjoining properties is acceptable in terms of siting, scale and design**
- c. that it respects the character of the surrounding area, including any historic and natural assets**
- d. the proposal would not be detrimental to the amenity of neighbouring residents by reason of increase in traffic, numbers of people visiting or activities unusual in a residential area**

**Conditions to prevent the subsequent conversion of such accommodation to separate residential use will be applied if necessary.**

### **Policy Justification**

#### **Sid Valley Consultation**

First Household Survey: 5.4.4 Economic Resilience pp 19-20.

Second Household Survey: Q8, Q9, Q 50, Q51

Business & Special Interest Groups Survey: 5.1, para 2, p11

Kennaway House "Have Your Say Event"

#### **Sid Valley Place Analysis**

Economic Resilience: "new mixed development should... consider the values of homeworking to the economic vibrancy of the Sid Valley, support places where networking can be encouraged, particularly for semi-retired, voluntary and professional people who work from home" Economic Resilience 8.0

#### **NPPF 2012**

Core Planning Principles para 17, Ensuring the Vitality of Town Centres 23 onwards, Supporting a Prosperous Rural Economy, 28

#### **NPPF 2018**

Paras 83, 85, 86, 87, 88, 89 and 90

#### **East Devon Local Plan Policies 2013-31**

Section 16 – Thriving Communities

## POLICY 18 EMPLOYMENT LAND

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**Change of use of properties used for employment purposes and premises allocated for business in the Local Plan, such as the Alexandria Road Industrial Estate will not be approved unless the new use provides or creates employment, except**

- a) **where no occupier has been found for vacant premises which have been marketed for at least 12 months for its current use or similar uses and without success, and conforms with EDDC's conditions of use guidance (<http://eastdevon.gov.uk/planning/planning-services/planning-developmentmanagement/viability-guidance-notes/marketing-strategy-statementguidance/>)**
- b) **it excludes change of use to retail, unless required for ancillary use to serve the business needs of the community, or residential uses, even where these provide or create employment**
- c) **where the land is allocated for residential development in the Local Plan**

### **Policy Justification**

There are only limited areas within the plan area that are dedicated to business purposes and to retain employment within the area it is important to protect business premises that can provide employment now and in the future.

### **Sid Valley Consultation**

First Household Survey: p15, 5.2.3; p19, Q5; 5.4.4

Second Household Survey: Q50, Q51, Q52, Q53

Business & Special Interest Groups Survey 5.1, para 2, p11; 5.4 para 5, p16

### **Sid Valley Place Analysis**

p8, 2.2.0, bullet 2; p9 2.7.0

### **NPPF 2012**

Core Planning Principles, para 17, bullet 3; P7, para 22, P39, Business, paras 160-161

### **NPPF 2018**

Paras 84, 117 and 118

### **East Devon Local Plan Policies 2013**

p85 Vision; p86, (e); p99, 16,9;

p100, 16.12, Strategy 31; p101, 16.14/15, Strategy 32

## POLICY 19 RENEWABLE ENERGY AND LOW CARBON ENERGY PROJECTS

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**Renewable energy and green employment initiatives will be supported and encouraged. The provision of medium scale renewable energy projects within the SVNP area or associated schemes for renewable energy facilities will be supported subject to the requirements in the Local Plan, compliance with any relevant policies in this Neighbourhood Plan – and provided that any such initiatives:**

- a) **Would not adversely affect areas which are of nature conservation importance.**
- b) **Would not adversely affect the quality and character of the landscape.**
- c) **Would not result in irreversible loss of the best and most versatile agricultural land.**
- d) **Would not affect the safety of residents or other users of the countryside.**
- e) **Would not cause significant nuisance to neighbours or any neighbouring amenity.**
- f) **Could be satisfactorily accommodated on or close to the existing rural road network without the need for significant changes, which would affect the character of the surrounding area.**

### **Policy Justification**

The Plan recognises that the provision of appropriate small scale, renewable energy development can have a role in delivering sustainable development, but it needs to be carefully controlled so as not to impact significantly on the countryside or residents.

### **Sid Valley Consultation**

Business & Special Interest Groups Survey: p17, para 4; p15, Climate Change

### **Sid Valley Place Analysis**

8.2.0 DESIGN PERAMETERS: “Development should...Maximise opportunities to achieve energy efficiency.”

### **NPPF 2012**

Paras 97 – 98 regarding the supply of renewable and low carbon energy sources

### **NPPF 2018**

Paras 148, 151 and 152

The section from the Planning Practice Guidance for Renewable and Low Carbon Energy still stands

“Planning practice guidance for renewable and low carbon energy”

Paras 5, 17, 18 and 19

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/225689/Planning\\_Practice\\_Guidance\\_for\\_Renewable\\_and\\_Low\\_Carbon\\_Energy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf)

**Planning Practice Guidance for Renewable and Low Carbon Energy** p4, para 5, p6 para 17, p 7 para 18 & 19 This needs to be a small letter.  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/225689/Planning\\_Practice\\_Guidance\\_for\\_Renewable\\_and\\_Low\\_Carbon\\_Energy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf)

## COMMUNITY & CULTURE

### Rationale

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Our position on the World Heritage Jurassic Coast is one of our greatest assets together with over 100 diverse clubs and associations, four primary schools, a secondary school and a private International Boarding School. The SVNP through its policies and community actions, encourage mechanisms that promote community ownership by making local decisions, strategies, projects and plans, particularly for young people in the area. This in turn will promote a vibrant economy for both visitors and residents, creating potential new employment opportunities and encouraging younger people to stay, live and work in a safe and friendly place.

The SVNP supports and guides the protection, retention and enhancement of all current community facilities. National Planning Policy supports the retention and development of local facilities and community services in towns, including sports venues (para 28,70 NPPF).

Opportunities for sports and recreation as outlined in NPPF paragraph 73 can make an important contribution to the health and wellbeing of the community.

### Aims – to Ensure the Following

1. To enhance and protect all recreational facilities and community buildings of value to both residents and visitors. To maintain, promote and support the continued services for the pastoral, educational, health and care needs of the entire community.
2. Developers must demonstrate that their proposals will protect and reinforce the generally recognised perception that the Sid Valley is a safe place to live. All developments must create safe, accessible and well-connected environments that meet the needs of all users.
3. That the Community Facilities and Assets as detailed in the Community Assets below continue to be provided and their pivotal role in providing physical spaces in which community cohesion, activity and support can take place, respected.

## POLICY 20 PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS

Proposals that would result in the loss of the following community facilities will not be permitted unless their loss will not have an adverse impact on the special character of the area's natural and built environment and any Assets of Community Value :

- a) there is no reasonable prospect of viable continued community use of the existing building or facility which will benefit the local area and that such a need is evidenced for the proposed change
- b) they do not have an adverse impact on the special character of the area's natural and built environment and any Assets of Community Value which are registered in the future, would have the same protection
- c) Proposals that seek to enhance or improve the Sid Valley's existing Community Facilities will be supported where:
  - I. they do not have an adverse impact on the special character of the area's natural and built environments; and,
  - II. any increased use of the amenity does not lead to significant increases of traffic volumes and impact on neighbours' amenities.

List of facilities of Community Value which this policy applies to

### SIDMOUTH

Sidmouth Victoria Hospital EX10 8EW

The Skate Park, Man stone, Long Park EX10 9HP

Manstone Youth centre Manstone Ln, Sidmouth EX10 9TS

The Children's Playground at The Ham Sidmouth EX10 8BR

LED Swimming Pool Ham Lane, Sidmouth EX10 8XR

LED Sports Centre at Sidmouth College Primley Rd, Sidmouth EX10 9LH

Library, Blackmore Drive Blackmore Drive Sidmouth Devon , EX10 8LA

Guide Hut, 1<sup>st</sup> Sidmouth Guides, Sidmouth Guide HQ. Lawn Vista, Sidmouth Unitarians and Free Christians-Dissenters Hall, Blackmore Drive

All Saints Church All Saints Rd, Sidmouth EX10 8ES

Methodist Church High St, Sidmouth EX10 8LE

Emmanuel Baptist Church 22 Manstone Ln, Sidmouth EX10 9TU

Parish Church of St Mary & St Peter Salcombe Regis, Devon, EX10 0JH

Church of St Giles and St Nicholas Church Lane, Sidmouth EX10 8LG

The Quakers (Society of Friends, Twyford House Coburg Road EX10 8NF Sidmouth

Roman Catholic Church of His Most Precious Blood 5 Radway, Sidmouth EX10 8TW

St Francis Church, *St Francis of Assisi Church*, Woolbrook Road, Sidmouth, Devon, EX10 9XH .

Primley United Reformed Church Primley Rd, Sidmouth EX10 9LB

Westcountry Ambulance Services NHS Trust Woolbrook Road, Sidmouth

Merrifield Dental Practice 15 Mill St, Sidmouth EX10 8DW

Oasis Dental Practice 1-2 Mill St, Sidmouth EX10 8DF

The Radway Cinema Radway Place, Sidmouth EX10 8TL

The Manor Pavilion Manor Rd, Sidmouth EX10 8RP Sidmouth Lifeboat premises, The Esplanade, Sidmouth EX10 8BE

Sidmouth Sailing Club Pub, The Esplanade, Sidmouth EX10 8BE

The Anchor Pub, Old Fore St, Sidmouth EX10 8LS

The Radway Pub, 1 Radway, Sidmouth EX10 8PY

The Black Horse 30 Fore St, Sidmouth EX10 8AQ

The Swan 37 York St, Sidmouth EX10 8BY

The Volunteer pub 52 Temple Street, Sidmouth EX10 9BQ

The Balfour pub 26 Woolbrook Rd, Sidmouth EX10 9UZ

The Bowd A3052, Sidmouth EX10 0ND

### **SIDBURY**

School C of E Primary School Church St, Sidbury, Sidmouth EX10 0SB  
Sidbury Church of St Giles C of E Sunday Services  
Sidbury Village Hall Sidbury, Sidmouth EX10 0SE  
Furze Hill Children's Playground (also list in Open Space)  
The Red Lion Fore St, Sidbury, Sidmouth EX10 0SD

### **SIDFORD**

St Peters Parish Church, Church Street, *Sidford*, EX10 9PT.  
St Peter's Hall Church Street, *Sidford*, EX10 9PT.

Sidford Social Hall Church Street, Sidford, Sidmouth, EX10 9RL  
The Blue Ball pub Stevens Cross, Sidford, Sidmouth EX10 9QL  
The Rising Sun Pub School St, Sidford, Sidmouth EX10 9PF

### **SALCOMBE REGIS**

St Peter and St Mary Church, Salcombe Regis  
Salcombe Regis Scout Headquarters Salcombe Hill Rd, Sidmouth EX10 0NY  
Sid Vale Scout Hut & Pavilion Sidmouth EX10 0NY

## **Policy Justification**

The community place great importance on retaining its valued community facilities, which can vary dependent upon the role of the asset in the local community, whether it be the local pub or the village shop or a community hall in the town.

## **Sid Valley Consultation**

Respondents noted "the vitally essential role of "green spaces" and the important role of playing fields, parks and allotments (Business & Special Interest Groups Survey: page 14, para 4). Many mentioned that the existing water- based activities that currently exist at Port Royal and Eastern Town and the children's playground on the Ham should be retained and enhanced (Second Household Survey: Q22).

## **Sid Valley Place Analysis**

The Kennaway House "Have Your Say" event identified gaps in the provision of social spaces for young people and potential additional uses for public buildings, enhancing the importance of these assets to the whole community (2.0 page 9 of Sid Valley Place Analysis).

## **NPPF 2012**

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (NPPF: para, 28, 70,73, 74)

## **NPPF 2018**

Paras 83, 92 and 96 and 97

## **East Devon Local Plan Policies 2013-31**

Strategy 3, 4, 32 and Policies RC1, RC2

## POLICY 21 A SAFE TOWN

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**Proposals for new developments should consider the ‘Secured by Design’ principles and incorporate them where possible. Development proposals aimed at improving community safety which comply with other policy in the development plan will be supported.**

### **Policy Justification**

The objective of the plan is to maintain the Sid Valley as a safe community where crime is low, and the emphasis is on prevention. It is recognised that the design of the built environment can play an important role in “designing out crime”.

### **Sid Valley Consultation**

Safety was a recurring theme in all consultations and surveys. Asked about what was important to young people, 50% of children in Primary Schools and 46% in Secondary Schools identified "being safe & happy". In the First Household survey, consistent mention was made of the low crime rate and a feeling of security with no fear involved, and in the Second Household Survey the idea of an indoor all-weather accessible recreation space was supported by many.

### **Place Analysis**

The Place Analysis brings together several themes about safety mentioned in our consultations including the need to ensure that young people have access to safe buildings and developing safe cycle and walking routes. (2.0 p9)

**NPPF 2012** Para 58

**NPPF 2018** Section 8: “Promoting healthy and safe communities”

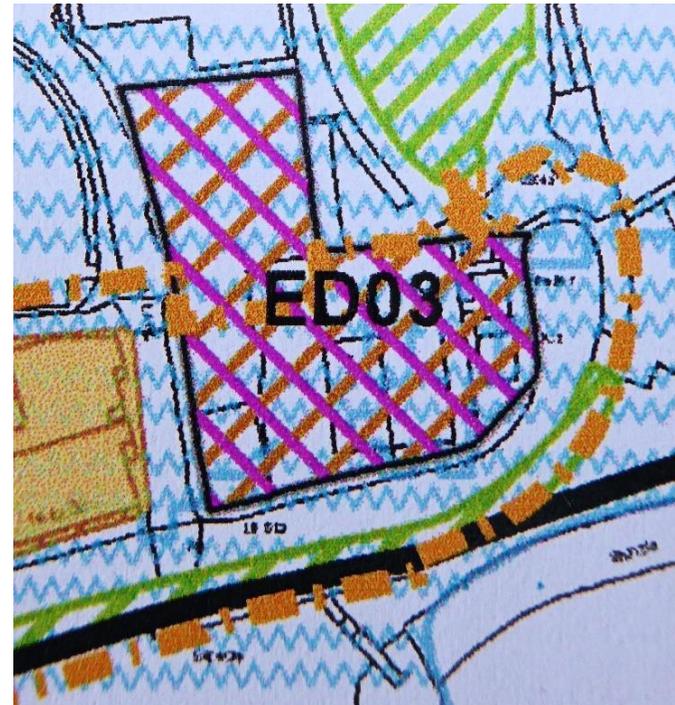
### **East Devon Local Plan Policies 2013-31**

Strategy 37 - Community Safety



**Aims for Eastern Town** - to ensure the following:

1. Any development should reflect the river estuary ambience and the maritime heritage.
2. Any development should be designed and constructed to a high standard and needs to take account of views to and from the surrounding hills.
3. Any development should ensure the area is as accessible as possible to the rest of the town.
4. Any developed area and the open spaces should be essentially pedestrian allowing where appropriate cycle pathways to the town centre and the wider area.
5. Vehicular access to and from the esplanade turning circle should be restricted and the current number of car parking spaces retained.
6. The height of development along the sea front should be limited to existing building heights in the conservation area.
7. Facilities for the lifeboat station, sailing club, public toilets, and the swimming pool should be retained.
- 8 A flexible multi-use facility for a range of community events and performance space including commercial activities should be provided.



**Map 20**  
- Eastern Town

**POLICY 22 EASTERN TOWN REDEVELOPMENT**

**Eastern Town includes the Ham Lane car parks, the swimming pool, the Ham recreation ground, Port Royal and the eastern end of the esplanade, as shown on the map 21. Any development in Eastern Town will be expected to comply with all relevant policies within the SVNP. Any development will need to have regard to its location as one that is within the Environment Agency’s Flood Zone 3a and is therefore at risk of flooding in the 1-in-100-year flood event.**

**Policy Justification: Redevelopment Sid Valley Consultation**

The resounding message of the results of the Port Royal Eastern Town questions in the second household survey was that "care, protection and enhancement of the natural and built environment and of the character, heritage and identity were paramount to the community" (Second Residents Survey: page 10 para 4).

In relation to Port Royal the results of this survey resonate with all our previous consultations. Most respondents wanted the Port Royal area to reflect Sidmouth’s coastal heritage by retaining sea-based activities like sailing and fishing. They also wanted to retain such facilities as the lifeboat station, swimming pool and public toilets. Some envisage a mixed

development including a performance space for cultural and community events. (Second Residents Survey: Executive Summary Port Royal page 8)

The highest number of responders wanted a “friendly and safe place to visit and live” and talked about the importance of protecting the coastline and beaches from high tides and flooding and concern about perceived lack of action about Climate Change (First Residents Survey: Q20 p15 & p18)

**Sid Valley Place Analysis**

The ‘Have Your Say’ Community Workshop facilitated by Creating Excellence fed into the Sid Valley Place Analysis and reflects the views captured at this focus group event highlighting: that the mix of uses at Eastern Town would contribute to the vitality of the town centre by: taking a wider perspective, understanding the environment and practical issues relating to the sea wall, cliffs, exposure to erosion.

Design guidance for developers of this important site is contained in the Place Analysis at 2.8.0 Theme Sidmouth, Port Royal Development, page 10).

**NPPF 2012**

NPPF Design Guidance para 032 Master Planning  
“Local Plans should take account of climate

change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.” (para 99)

**NPPF 2018** Paras 124 Design Guidance para 032 Master-planning  
<https://www.gov.uk/guidance/design>.  
Re’ Flooding: Paras 148, 149, 155 and 156

**East Devon Local Plan Policies 2013-31**

Development at Port Royal Eastern Town site to include housing, community, commercial recreation and other uses. (Strategy 26)  
Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems Policy EN19 Page 180  
River & Coastal Flooding Policy EN21 Page 181

**Environment Agency Guidance**

[www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

## POLICY 23 EASTERN TOWN ACCESS

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**Any development of Eastern Town will be expected to demonstrate via an access strategy how the scheme will maintain, and where possible improve the cycle pathway linkages with the town centre and the wider area. The existing levels of car parking spaces will be retained unless alternative parking is provided which is equally accessible to the town centre.**

**The development will be expected to provide high quality environmental and public realm enhancements to the immediate area.**

### **Policy Justification**

#### **Sid Valley Consultation**

“The theme of transport has been recurrent through all of the Neighbourhood Plan consultations” (Second Residents Survey: Executive Summary p10)

Unequivocal support of 80% for the inclusion of improved cycle pathways linking Port Royal to the Byes (Second Residents Survey: Q27 p26)

#### **Sid Valley Place Analysis**

Pedestrian and cycle links to the site could be improved: See walking and cycling connections to the Byes and the Coast Path – see the map above in Fig 2 EDLP ED03 Port Royal site and Place Analysis Theme: Our Natural Environment 2.3.0 Safeguard coastal path and Theme: Transport 2.5.0 linking the esplanade and Byes and Theme: Sidmouth, Port Royal Development 2.8.0 consider a circular walk/cycle route.

#### **East Devon Local Plan Policies 2013 -31**

Accessibility of New Developments TC2 page 215 - Footpaths, Bridleways and Cycleways TC4 P217

## POLICY 24 EASTERN TOWN MARITIME HERITAGE

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**The development of Eastern Town will be expected to either retain or replace with alternative facilities the current sea-based activities including those related to the site's fishing heritage such as the Fishermen's huts and fish retail service and angling facility, Lifeboat Station and The Sailing Club with safe access to the sea.**

### **Policy Justification**

#### **Sid Valley Consultation**

The special identity of the area as a place which connects the sea and the natural environment gives rise to the overwhelming support 92% of respondents give to the area as a focus for sea based activities and in promoting the fishing heritage (89%) of the town. This view is further emphasised by the 82% support for a pier or jetty. (Second Residents Survey: Executive Summary Page 9)  
(Second Residents Survey: "Word Cloud" diagram p23 Q22)

#### **Sid Valley Place Analysis**

Improvements at Port Royal Eastern Town, town centre and esplanade will benefit economic resilience and the community by taking account of our maritime location and history, especially for visitors. Use Port Royal as a gateway to seafront. (Place Analysis 2.7.0 cont. Page 10)

### **NPPF Policies**

"Planning policies should be positive, promote competitive town centre environments and set out policies for the management, growth of centres over the plan period" (3.7 Para 23)

"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (3.29 Para 70 )

**NEW NPPF** Paras 85, 92 and 185

### **East Devon Local Plan Policies 2013 -31**

Refer to policies RC1, RC2, RC4, RC5

## POLICY 25 EASTERN TOWN COMMUNITY ASSETS

**Redevelopment of the Eastern Town site is encouraged to retain and/or replace all current community assets, including: The Ham recreation ground, swimming pool and the public toilets. Any such redevelopment will be expected to include a flexible multi-use area capable of acting as a community events space, and/or a flexible cultural /performance space, with catering (bar/restaurant). Developments which enhance the above buildings and/or uses will be supported.**

### **Policy Justification**

#### **Sid Valley Consultation**

There is clear recognition that the special identity of the area as an asset to residents and visitors is of paramount importance. Port Royal is viewed as vital for the continued success of Sidmouth and the Sid Valley as a vibrant coastal tourist destination with 90% supporting it as “destination” area. It is critical to the part it plays as an area of social and community value with 91% support for a community space and 73% support for a performance venue. (Second Residents Survey: Executive Summary p9)  
(Second Residents Survey: “Word Cloud” diagram p23 Q22)

#### **Sid Valley Place Analysis**

See 2.8.0 Theme Port Royal Eastern Town redevelopment (page 10)

#### **NPPF Policies**

para, 28, 70, 73, 74

*“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should” para 70*

**NEW NPPF** Para 85, 92, 96 and 97

#### **East Devon Local Plan Policies 2013 -31**

Policies RC1, RC2, RC4, RC5

## Glossary of Terms

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**Adopted East Devon local plan:** the plan for future development of the local area for the period 2013- 2031, drawn up by the local planning authority (EDDC) in consultation with the community. Described in law as the development Plan documents adopted under the Planning and Compulsory Purchase act 2004. Current core strategies or other planning policies, which under the regulations would be development plan documents form part of the local Plan.

**AONB:** Area of Outstanding Natural Beauty.

**Breem:** Building Research Establishment Environmental Assessment Method, first published by the Building Research Establishment (BRE) in 1990, it is an established method of assessing, rating, and certifying the sustainability of buildings.

**BUAB:** Built up Area Boundary. These boundaries are used to identify areas within which development maybe appropriate, including infilling, redevelopment.

**Community Action:** Generally non-land use policies which represent aspirations that could be developed for the benefit of the community requiring community action by members of the public, STC landowners, community groups and public bodies.

**Conservation Area:** an area designated by the district council under section 69 of the Planning (Listed Buildings and Conservation Areas act 1990) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor development and the felling of trees.

**Designated Heritage Asset:** World Heritage site, scheduled monument, listed Building, Protected wreck site, Registered park or garden, Registered Battlefield or conservation area designated under the relevant legislation.

**DCC Devon County Council:** is the statutory body which represents the highest level of local government

**EDDC East Devon District Council:** is the statutory body which represents the middle tier of local government. EDDC produced the local Plan in 2016 which the SVNP must adhere to.

**EDLP East Devon Local Plan.** <http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

**Evidence Base:** the research, documented, analysed and verified basis for preparing the SVNP Neighbourhood Plan. consisting of many documents, produced over several years many of which have been produced by EDDC as part of the process of developing its local Plan.

**Examination:** an independent review of the Neighbourhood Development Plan carried out in public by an independent Examiner.

**Flood plain / flood risk Zones:** Areas identified by the Environment agency marking areas as high(zone3) low to medium (Zone 2) or little or no risk (Zone 1).

**Green corridors/wedges:** Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. a green space capable of delivering a wide range of environmental and quality of life benefits for local communities. sometimes defined as special areas of conservation.

**Heritage Asset:** a building, monument, site place or area identified as having a degree of significance, meriting consideration in planning matters including assets identified by local planning authorities (including local listing).

**Independent Examiner:** a person with appropriate qualifications and skills who meets the requirements set out in the localism act.

**Listed Building:** Buildings and structures which are listed by the department of culture, media and sport as being of special architectural and historic interest and the protection and maintenance of which are subject to special legislation. Consent is required before any works are carried out drawn up by EDDC in consultation with the community.

**Local green space designation:** a way to provide special protection against development for green areas of importance for local communities.

**Localism Act:** an act of Parliament that became law in 2012. The act introduces a new right for local people to draw up plans for their local area.

**NPPF:** National Planning Policy Framework published in March 2012 and revised in 2018 setting out the government's planning policy for England and how these are expected to be applied.

**Neighbourhood Area:** the area to which this Neighbourhood Plan relates to is the Sid Valley.

**Neighbourhood Plans:** a plan prepared by the parish or town council for a neighbourhood area (Planning and Compulsory Purchase act 2004).

**Open Space:** all open space of public value, including not just land, but areas of water, such as lakes, rivers, streams, canals or reservoirs which act as a visual amenity.

**Referendum:** a general vote by the electorate on a single political question. In the case of the SVNP a referendum will conclude whether to adopt the plan.

**Setting of a Heritage Asset:** the surroundings in which a heritage asset is experienced may change can be experienced as negative or positive and may affect the significance in which the asset is experienced.

**Special Areas of Conservation:** Areas given special protection under the European's Habitats directive may now be transposed into UK law by the Habitats and Conservation of Species Regulation 2010.

**Steering Group:** a group of people representing the parish or town council, residents, community groups and businesses that informed and developed the neighbourhood Plan.

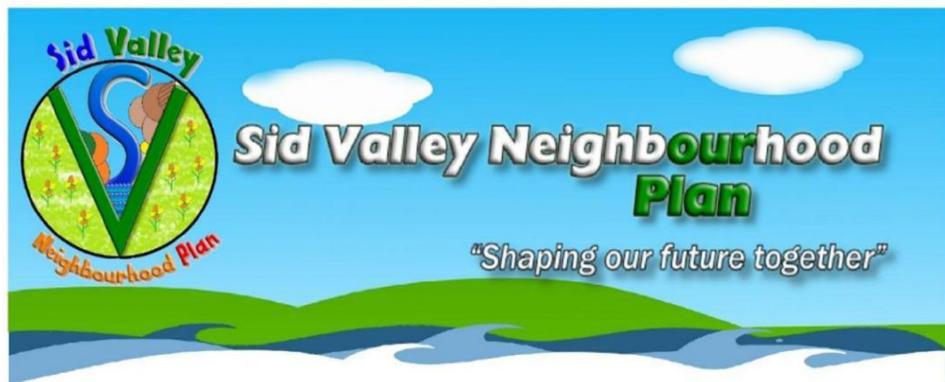
**STC:** Sidmouth Town Council.

**SVA:** Sid Vale Association.

**SVNP:** Sid Valley Neighbourhood Plan

**Wildlife Corridor:** areas of habitat connecting wildlife population.

**Windfall Sites:** sites which have not been specifically identified as available in the Local Plan, normally comprising of previously developed brownfield sites that become unexpectedly available.



### Appendices, Reference Documents and Web links

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Links to most of these are to be found at: [https://sidvalleyneighbourhoodplan.com/Community\\_Actions](https://sidvalleyneighbourhoodplan.com/Community_Actions) -

Housing Needs Survey from Chris Broughton: [http://www.sidmouth.gov.uk/images/sidmouth\\_housing\\_needs\\_assessment\\_final\\_report\\_260218.pdf](http://www.sidmouth.gov.uk/images/sidmouth_housing_needs_assessment_final_report_260218.pdf)

2nd Neighbourhood Plan Terms of Reference for the Steering Group: [http://www.sidmouth.gov.uk/images/terms\\_of\\_reference.pdf](http://www.sidmouth.gov.uk/images/terms_of_reference.pdf)

1st Neighbourhood Plan Residents Survey: <https://sidvalleyneighbourhoodplan.com/consultations/household-questionnaire/>

Place Analysis 2018: - [http://www.sidmouth.gov.uk/images/place\\_analysis.pdf](http://www.sidmouth.gov.uk/images/place_analysis.pdf)

Business and Special Interest Groups Survey: <https://sidvalleyneighbourhoodplan.com/consultations/business-special-interest-groups/>

Children and Young People's Survey: <https://sidvalleyneighbourhoodplan.com/consultations/young-peoples-survey/>

Have Your Say, Kennaway House event: <https://sidvalleyneighbourhoodplan.com/consultations/have-your-say-event/>

Residents Survey:

<https://sidvalleyneighbourhoodplan.files.wordpress.com/2017/09/q2-report-final-280917.pdf>

Port Royal section of the 2nd residents survey:

[http://www.sidmouth.gov.uk/images/report\\_on\\_Q2\\_port\\_royal\\_Questions\\_final.pdf](http://www.sidmouth.gov.uk/images/report_on_Q2_port_royal_Questions_final.pdf)

List of facilities of community value:

[http://www.sidmouth.gov.uk/images/list\\_of\\_assets.pdf](http://www.sidmouth.gov.uk/images/list_of_assets.pdf)

List and map of open spaces: -

[http://www.sidmouth.gov.uk/images/sidmouth\\_parish\\_open\\_spaces\\_002.jpg](http://www.sidmouth.gov.uk/images/sidmouth_parish_open_spaces_002.jpg)

[http://www.sidmouth.gov.uk/images/copy\\_of\\_open\\_spaces\\_sidmouth\\_parish.pdf](http://www.sidmouth.gov.uk/images/copy_of_open_spaces_sidmouth_parish.pdf)

List of Historic Buildings: -

[http://www.sidmouth.gov.uk/images/grade\\_2\\_listed\\_buildings\\_260218.pdf](http://www.sidmouth.gov.uk/images/grade_2_listed_buildings_260218.pdf)

[http://www.sidmouth.gov.uk/images/historic\\_blg\\_002.jpg](http://www.sidmouth.gov.uk/images/historic_blg_002.jpg)

List of Sampson Buildings: -

[http://www.sidmouth.gov.uk/images/sampson\\_houses\\_database\\_aug\\_2014.pdf](http://www.sidmouth.gov.uk/images/sampson_houses_database_aug_2014.pdf)

Steering Group Structure: -

<http://www.sidmouth.gov.uk/images/structure.pdf>

Sustrans Cycle Report into the Appendices?

[http://www.sidmouth.gov.uk/images/Sid\\_report\\_1.0\\_low\\_res.pdf](http://www.sidmouth.gov.uk/images/Sid_report_1.0_low_res.pdf)