

EAST DEVON LOCAL PLAN

2006 to 2026



CONSULTATION ON THE INSET MAP AND POLICIES FOR:

SIDMOUTH

Consultation - 11 May 2012 to 11 June 2012

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Sidmouth but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon.

This new consultation document is specifically concerned with the Sidmouth map and the policies that apply to sites shown on it. We would welcome your comments:

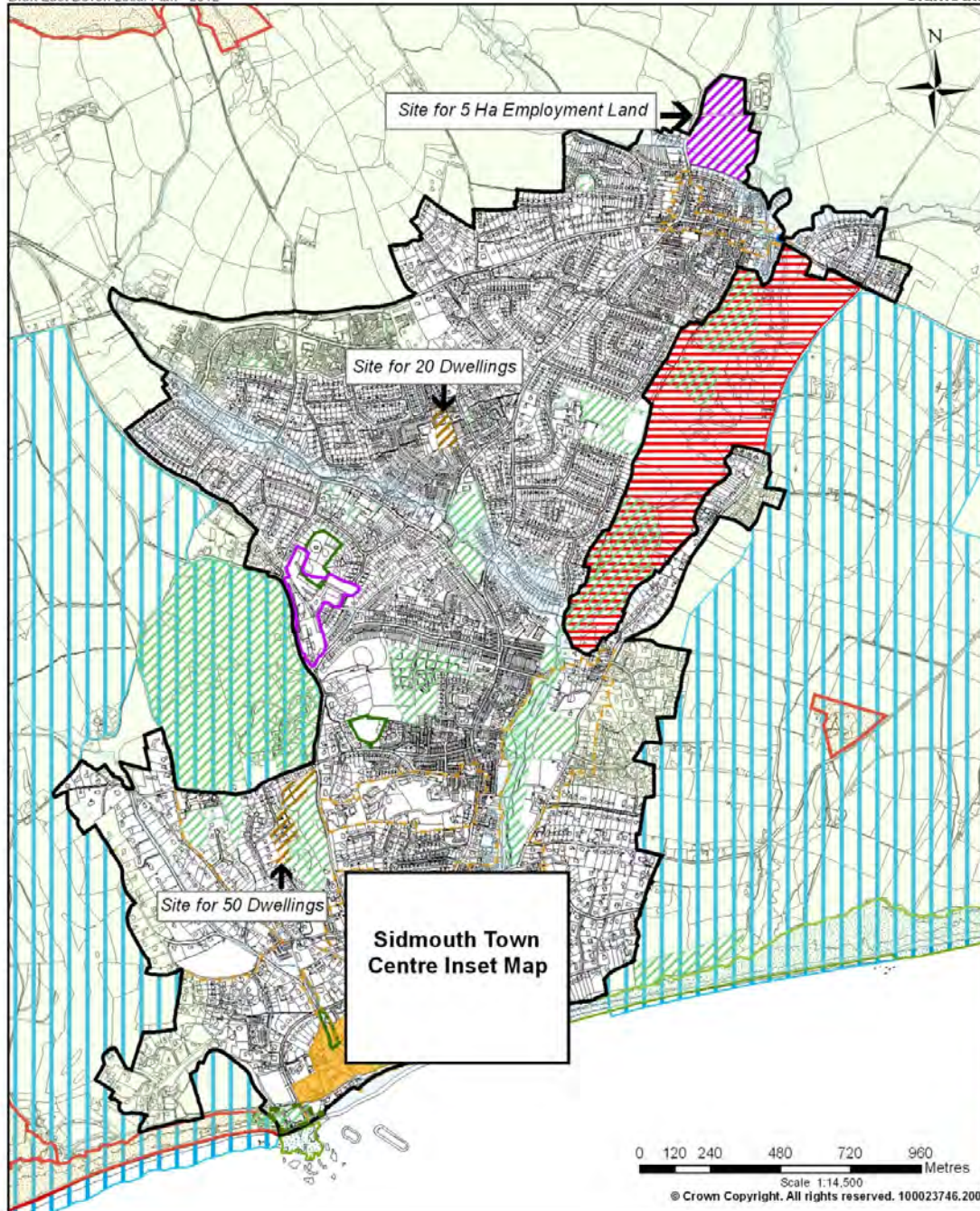
- email us at:
Localplan@eastdevon.gov.uk
- Or post comments to:
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth EX10 8HL

Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.

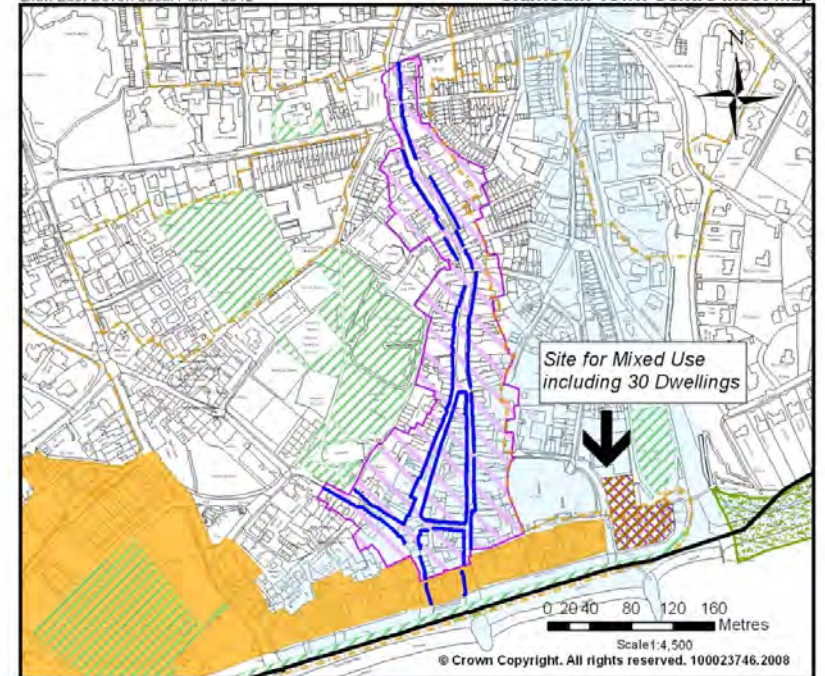
Please note that this document contains Sidmouth specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Sidmouth Town Centre Inset Map



Draft East Devon Local Plan - 2012
**Sidmouth - Urban Inset Map
 and
 Town Centre Map**

POLICIES AND PROPOSALS

- Proposed Built-Up Area Boundary
- Proposed Primary Frontage
- Proposed Residential Allocation
- Proposed Town Centre Shopping Area
- Proposed Mixed Use Allocation
- Proposed Employment Allocation
- Recreation Areas, Allotments, Accessible Open Space
- Land of Local Amenity Importance
- The Eyes
- Principal Holiday Accommodation Area

FOR INFORMATION

- Conservation Area
- Boundary Existing and Proposed Employment Area
- Recreation Areas, Allotments, Accessible Open Space
- Areas of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- Scheduled Ancient Monument
- Coastal Preservation Area
- Special Areas of Conservation
- County Wildlife Sites
- Historic Park or Garden
- Floodzone 2

Kate Little, Head of Economy,
 East Devon District Council, Council Offices, Knowle, Sidmouth, EX10 8HL

The key strategic policy for Sidmouth in the plan is:

Strategy 26 - Development at Sidmouth (formerly DS21):

The approach for Sidmouth will see limited housing development within the existing Built-up Area Boundary. Commercial development will be focused on complementing the high quality of the town and its importance as a year round tourism destination. Job opportunities will also be provided through the allocation of additional employment land. Proposals for development in Sidmouth should be consistent with the strategy which is to:

1. **New Homes** - an additional 150 new homes to be provided on sites within the existing Built-up Area Boundary, unless monitoring shows there are insufficient sites gaining planning permission to accommodate this scale of housing growth in the plan period; (with a small, 50 home allowance, made for future windfall completions).
2. **Jobs** - provision of up to 5 hectares of additional employment land, with a particular onus on B1 space with uses and development compatible with the regency qualities and current uses and nature of the town. This will be developed in 2 phases, the first of 3 hectares and the second phase of 2 hectares after the 5 year review of the Local Plan;
3. **Town Centre** - enhancement of the environment and promotion of business opportunities in the town centre,
4. **Social and Community Facilities** - facilities to match future development and new housing,
5. **Infrastructure** - better management of road space in the town centre to alleviate congestion, and "park and ride" (and park and change) provision.

Land allocations for Sidmouth will be made through Development Management Policies (Part Two) in the plan. These are to include provision for around 100 dwellings with the remaining 50 dwellings predicted to come through new windfall sites gaining permission and being built.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Sidmouth. These are:

Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

Strategy 44 - Undeveloped Coast and Coastal Preservation Area (formerly DS38):

Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected any adjoining areas. The coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

EN1 - Land of Local Amenity Importance (formerly EN3):

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

EN3 - Land at the Byes in Sidmouth (formerly LSI2):

Land at the Byes is designated on the Proposals Map. The only development which will be permitted in this area is that which will not detract from its amenity, nature conservation and/or recreational value to the town.

H1 - Residential Land Allocation (formerly H2):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment housing sites are allocated in the towns of East Devon as shown on the Proposals Map:

Sidmouth:	Current Council Offices, Knowle – 50 homes. Current Manstone Depot – 20 Homes. Port Royal Site – 30 homes.
-----------	--

E1 - Provision of Employment Land (formerly E1):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

Town	Site	Area - Hectares
Sidmouth:	Land north of Sidford	5.0
	Land at Alexandria Industrial Estate	0.6

E9 - Town Centre Shopping Areas (formerly SH1):

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

E10 - Primary Shopping Frontages (formerly SH2):

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

E17 - Principal Holiday Accommodation Areas (formerly TO2):

Within the Principal Holiday Accommodation Areas, as identified on the Proposals Map, the change of use or redevelopment of hotels and other forms of holiday accommodation to non-tourism accommodation uses will not be permitted unless:

1. there is no physical or economic potential for continued tourist use. And/or
2. refurbishment or redevelopment for holiday accommodation purposes is not financially viable. And/or
3. development proposals would result in environmental and/or economic benefits to the area that would outweigh the loss of the tourist accommodation.

Within the Principal Holiday Accommodation Area proposals for change of use from residential to hotels or other forms of holiday accommodation will be encouraged.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.