

Representor No. 3716 - Mark Plowman

From: [REDACTED]
To: [Localplan](#)
Subject: employment at Sidford
Date: 08 June 2012 17:00:57

Dear Sir

I have worked in and around Sidmouth for many years and would like to show my support for employment at Sidford

Regards

Mark Plowman

Claire Rodway

From: Ange Allen [REDACTED]
Sent: 09 June 2012 17:10
To: Localplan
Subject: Port Royal

Categories: Red Category

FAO Matt Dickens, re Local Plan Comments

Dear sir

In response to the proposed local plan I think the development of 30 dwellings at Port Royal is excessive and the Sailing club should be retained and identified as such on the Plan. Also the definition of the mixed use needs clarifying.

Family Allen
40 Primley Rd
Sidmouth
Devon
EX10 9LF

**FAO;
The Planning Policy Section
EDDC
Knowle
Sidmouth
EX10 8HL**

**Mr & Mrs R.Sturtivant
21 Rowan Close
Gittisham Vale
HONITON
DEVON
EX 14 2 YH**

Your ref:
Our ref: RAS/EDDC-01

Date: 09th June 2012
Please ask for: Mr R.Sturtivant



Dear Councillors,

REF: Emerging East Devon Local Plan- Honiton-Gittisham, Hayne Lane Area.

We wish to raise our serious concerns with regard to the proposals for the building of 300 dwellings at heathfield manor, there are several areas of concern, and these are bulleted below.

- No account has been taken of the perceived local demand especially with regard to the building of a new town at Cranbrook only 10 miles away, this has been subject to much scrutiny and planning and has included the planning for the requisite infrastructure that such a proposal requires with regard to provision of services.
- The heathfield manor proposal will not include any allowance for an increased demand on the existing services in terms of infra-structure at a time when all public services are being made to cut back, for example the recent closure of the social services office in Honiton.
- No consideration to the increase in levels of traffic if roads that were closed e.g. -Old Elm road leading into Hayne lane, we originally moved to our present address due to the lack of through traffic. We have a mixture of residents both young and elderly who would be at risk from be increase in traffic flow, not mention the increase in noise and pollution in the form of noise and vehicle fumes.
- No account taken of the existing residents in the gittisham vale area
- No local councillors were present at the planning on the 20th March 2012 at the Knowle Sidmouth.
- No apparent concept of the meaning of ‘An Area of Outstanding Natural Beauty’-see your plan of November 2010.

In keeping with your mandate to work for all the residents of East Devon, we would ask the thorough consideration of our concerns as detailed above is given during the consultation period

Thank you for your assistance and we look forward to a full response to this letter within 14 days.

Yours faithfully,

Mr Robin Sturtivant and Mrs Karon Sturtivant

Representor No. 3720 - Shelley Berryman

From: [REDACTED]
To: [Localplan](#)
Subject: Employment land at Sidford
Date: 08 June 2012 20:58:42

Dear Sir or madame,

I have lived in Sidmouth for the past 22 years and have recently bought a house at Ballard grove a chosen location by my husband and myself, although this is recently been developed into a small estate of just 14 houses it was a site that originally housed a laundry business which i feel was a good reason to rebuild on land that had already been used and so not taking parts of the countryside surrounding Sidmouth that are attractive and add to the value as a holiday destination.

I object to the proposed outline plans for the development of employment land on my doorstep.

Will this cause us traffic conjection at an already overstretched road junction in Sidford, we already have had a frustrating 3 months of road works in the early part of the year delaying people from their day to day activities.

My daughter had to set off 10 mins earlier to take her daughter to school at Manstone which is approx half a mile away, can we be guaranteed that this will not be the case if employment land is granted.

What impact will the plans have on our enviroment i.e the river that runs near this land, I have been told by local persons that they have seen Otters on their way to work very early in the morning by the Sidford bridge this may not have been yesterday but we should obtain evidence that we are not disturbing their habitat.

When lids in Sidmouth was built i noticed that when walking past on the manstone area near the park there was discarded items in the small stream on the back of this supermarket all deposited by someone, i remember seeing wooden palettes part of a bed to name just a few items it looked disgusting, will this end up being the same near the earmarked employment land.

After all i read in the Herald that there may be cycle track by the side of this land that would make it more accessible for people to dump unwanted items without being seen.

Lastly if the plans for the employment land were passed would this be a secure site at night so as not to encourage young people from using it as a playground area because i feel it would be an ideal place to ride around on bikes and congregate in groups.

Regards

Mrs Shelley Berryman
No 5 Ballard Grove
Sidford
EX10 9EP

Representor No. 3721 - Derek Posta

From: 
To: [Localplan](#)
Subject: Public consultation on Local Plan
Date: 10 June 2012 10:00:05

There are three points I would make.

1. Employment land at Sidford is not needed. Most small businesses and independent tradesmen work from their own homes and do not need the overheads of "premises". For larger businesses Sidmouth would not be a good choice for exactly the same reasons that EDDC want to move to Honiton. Honiton is more central with better road and rail links to a wider area.
2. Houses at The Knowle are not needed. This is linked to the proposed EDDC move to Honiton. The big mistake was made years ago in choosing Sidmouth as HQ but since that decision was made we should stick with it. Any move now will not be cost effective. The Officers (highly paid) do not appear capable of organising and taking responsibility for such a move. They are already hiring more "specialised" staff to oversee and also manage the adverse publicity associated with this proposal.
3. Redevelopment of Port Royal. Any development requires apartments to finance the deal. EDDC will no doubt squeeze any developer into providing so many "benefits" for Sidmouth that there will be no money left to produce "quality" apartments. Look at the Fortfield site, a £1m short term gain for Sidmouth but £1m less invested on this quality site. A short time gain but a long term loss by a poorer quality building for ever. Best leave Port Royal alone. I have lived with it and enjoyed it for the past 60 odd years. Don't mess it up, leave it alone and concentrate on more important issues such as parking. More free parking would encourage people to visit the town and support local businesses.

Derek Posta

Highley
Sidmouth
EX10 8SP

Claire Rodway

From: [REDACTED]
Sent: 10 June 2012 11:13
To: Localplan
Cc: Fiona Clampin
Subject: east devon local plan

Categories: Red Category

Dear Sir

I am very concerned that your proposal to build up to 450 houses in Gittisham and Gittisham Vale (Heathpark) is ill conceived. I hold this opinion for a number of reasons.

1. The access roads to such a development are far from suitable, being either via a narrow country lane or through a residential estate.
2. The **social needs** of the current residents of Honiton and Gittisham Vale, in respect of availability of halls and meeting places, is currently not being met. It is already almost impossible for social groups, from playgroups for the young to meeting places for clubs and societies for retired residents, and all categories of social activity between these two extremes, to hire suitable venues. An influx of several hundred more residents to the area would make it even more difficult.
3. A whole new town is currently under construction a few miles away at Cranbrook, which negates the need for a major building project here.
4. As the successful sale of extra housing would be in direct competition with Cranbrook the timing is far from ideal from a business viewpoint, so the disruption could well lead to a 'white elephant' situation of homes standing empty once built.

I therefore urge you to reconsider the need for this proposed development.

Yours faithfully,
Doreen Lomax
12 Heather Close,
Gittisham Vale
Honiton
EX14 2YP

To:-
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth
EX10 8HL

6/6/12

Dear Sir / Madam

Re Emerging East Devon Local Plan

With regard to the proposed East Devon Local Plan we would like to express our objection to the proposal for 300 homes in the Heathfield Manor area.

Our concerns regarding the proposal are:-

- The area is within an Area of Outstanding Natural Beauty, by developing further up the hill towards the Common the homes will be visible from a considerable distance causing a damaging impact on the environment.
- Additional traffic will cause congestion at the Sidmouth Road roundabout which is already congested with the traffic going into Tesco's.
- Increased traffic which will be a safety concern on Old Elm Road & Honeysuckle Drive as access will be from these roads.
- There have been car accidents on Old Elm Road due to the road camber in frosty and icy weather, properties have also been damaged by out of control cars. Any additional traffic will compound the issue.
- Can the town amenities and infrastructure cope with the additional demand, also the proposed development is at the wrong end of the town in regard to facilities
- Infill of existing areas within the town should be utilised before developing Green field areas

Can you please take the above concerns into consideration

Yours sincerely

Trevor & Marilyn Davis

16 Heather Close
Honiton
Devon
EX14 2 YP

Representor No. 3724 - Mrs B Nieass

The Planning Policy Section
East Devon District Council
Knowle
Sidmouth
EX10 8HL

Mrs B. Nieass
1 Beech Close
Honiton
Devon
EX14 2UE

8th June 2012

Dear Sirs

Emerging East Devon Local Plan

I write in support of the concerns of the Gittisham Parish and many of the residents of The Heathfield Estate as a whole. Regarding your emerging East Devon Local Plan and in opposition to the proposed 300 dwellings at Heathfield Manor.

We have received your invitation to comment on the inset maps and would like to express our concerns regarding the proposed changes to the Draft East Devon Local Plan.

- It would seem that no concern has been given to the existing residents of Gittisham Vale or the whole of The Heathfield Estate.
- No local councillors were present at the planning meeting on the 20th March 2012 at Knowle, Sidmouth.
- The Honiton representative's opinion is disputed – there is alternative land available for development within the town boundary – for example Ottery Moor Lane.
- No consideration of the dangerous increase in levels of additional traffic in Old Elm Road and Honeysuckle Drive (the only current possible access is in Honeysuckle Drive which is of insufficient size to take this traffic), or increasing the existing congestion at the A375 Roundabout on Sidmouth Road with Old Elm Road and Battisthorpe Way (only route to Tesco Store).
- No mention of the increased demand of an additional minimum 600 residents on educational, medical resources and social requirements.
- No apparent concept of the meaning of 'An Area of Outstanding Natural Beauty' – see your plan of November 2010.
- This would appear to be the cheap, easy option as opposed to what would be best for the town of Honiton, and would appear to reflect the same lack of forethought that allowed Exmouth to become a huge, urban sprawl.
- No explanation of the perceived local demand with regard to the now ongoing building of a complete new town at Cranbrook only 10 miles away.

In keeping with your mandate to work for all residents of East Devon, we would ask that thorough consideration of our concerns above is given during the consultation period.

Yours faithfully

Mrs. B Nieass

Maria Toynton

From: Helen Keast [REDACTED]
Sent: 08 June 2012 21:57
To: Localplan
Subject: Local Plan Comments

FAO Matt Dickens, re Local Plan Comments

Dear Sir,

In response to the proposed local plan, I think the development of 30 dwellings at Port Royal is excessive and the Sailing club should be retained and identified as such on the Plan. Also the definition of the mixed use needs clarifying.

Nick Keast
71 Newlands Road
Sidmouth
EX10 9NN

Claire Rodway

From: [REDACTED]
Sent: 10 June 2012 12:29
To: Localplan
Subject: proposed site for housing west of Hayes Lane Honiton.

Dear Sir,

PROPOSED HOUSING WEST OF HAYES LANE.

I am most concerned about the access to Hays Lane from Old Elm Road if this proposal go ahead, I feel the increase in traffic in Old Elm Road and the safety issues this would bring to this road and the surrounding estate.

At present the traffic in Old Elm Road can be quite busy at times. living in Walnut Road, and having to access Old Elm Road from Chestnut Road. very often when driving out of Chestnut Road into Old Elm Road looking right there is a blind bend, and when there is nothing coming then pulling out into the road I find a car right on my tail and often sounding there horn as though I should not be there, when in fact they were traveling fare to fast around that blind bend.

I do hope you will take the safety factor in to account if this goes ahead.

Sincerely,

Roger G A Barnes.
23. walnut Road
Honiton.
EX14 2UG

Graeme Thompson

From: [REDACTED]
Sent: 11 June 2012 15:10
To: Localplan
Subject: land between sidford and sidbury

I wish to register disquiet at the possibility of developing the present green space between Sidford and the village of Sidbury. Once initial development occurs, further development will inevitably follow as a precedent has been set. It would be much better to expand the existing industrial estate at Alexandria Road and improve access from the main road there. Our green spaces are precious and should be protected at all costs. This is why so many people visit this area of outstanding natural beauty.

Mrs. S Howe
"Stephens Mayne"
Harcombe Lane East,
Sidford.
EX10 9QH

Graeme Thompson

From: [REDACTED]
Sent: 11 June 2012 12:43
To: Localplan
Subject: Response to East Devon Local Plan 2006 - 2026: Inset Map and policies for Axminster
Attachments: image001.jpg

Importance: High

Dear Sirs

Please find set out below our comments on the following:

Response to East Devon Local Plan 2006 - 2026: Inset Map and policies for Axminster:

The Map and Policies propose a strategic land allocation for the North and West of the town for mixed use. It is assumed that the allocation for mixed use is because the local authority acknowledges that purely employment use is not viable and that only mixed use is sustainable. (Strategy 20 – 6.b). If it is accepted that only mixed uses are sustainable, it follows that those existing sites allocated for employment purposes by Local Plan Policy E1 to be retained by the new local plan for such purposes (for example the former Rodney Rendell site) should also have flexibility that where not economically viable, mixed uses may also be appropriate. This would accord with the NPPF, Paragraph 22:

- *“Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”*

As part of the East Devon Local Plan 2006 to 2026 there should be a thorough review of the current employment land allocated by Policy E1 land in Axminster and, where there is clearly a case, such as the Rodney Rendall site that in its current state it is not economically viable to redevelop for sole employment use, it should be allocated for mixed use alongside future development sites in the North and West of Axminster as envisaged under Strategy 20, so as to ensure that the Site can be brought back into meaningful use.

The East Devon Local Plan 2006 to 2026 anticipates up to 400 dwellings (outline planning for this Site has already been given by EDDC) at Cloakham Lawns which is located to the North of Axminster and alongside the Western side of the Chard Road. This will give a residential “feel” to the Chard Road ribbon and that therefore the existing Millwey Rise Industrial Estate should be moved back behind the Chard Road and to the East of Weycroft Avenue to leave a residential “Gateway” to the North entrance to Axminster along the Chard Road .

I trust that these comments can be taken into account.

Kind regards

Matt Frost
Planning Consultant



A. Motivo . Alvington . Yeovil . Somerset . BA20 2FG



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From: [REDACTED]
To: [Localplan](#)
Subject: Housing development in Seaton
Date: 09 June 2012 08:11:57

Dear Sir/Madam

I am writing in response to a mention in this week's Midweek Herald about the proposed development which would further decrease the amount of green field space between Seaton and Colyford. Do we want the separate identities of these two places to be lost forever? Do we want Seaford or Colyseas? I would imagine the resounding response from the majority of residents both in Seaton and Colyford would be NO! Why do we need more housing on the Colyford side of Seaton when a sizeable area of land has already been set aside for this purpose adjacent to the Tesco store along Harbour road? The developer who has already invested some of his capital into the proposed venture will no doubt argue the benefits of such a development and he will no doubt offer the token "Starter homes" or affordable housing as part of the package. Make no mistake though, these developers motives are purely for financial gain. I believe that they have already entered into some agreement with the owners of the land in question and of course they will do everything in their power to steamroller this development through!

I am sure that you will find a lot more Seaton or Colyford folk in opposition to the development than those in favor of it. Unfortunately, even if Seaton town council may be against such a development there is always the possibility of EDDC ignoring the wishes of the council and allowing the development to take place. I hope this never happens and I would like to add my name to the list of Seaton residents who I am sure feel as strongly as I do about the proposal and are against it.

Yours Sincerely Trevor Yates

From: [REDACTED]
Subject: Local Plan
Date: 10 June 2012 12:32:07

Dear Sirs,

Rather than just object to the plan, I would like to make the following comments and put forward a different suggestion.

Firstly I do object green field, AONB land being developed, in particular the area designated at Sidford. I don't think that anybody could deny that it would cause a blot on the landscape and the amount of infrastructure that would need to be developed far outweighs the benefits (roads, drainage, bridges, effect on local residents, businesses etc). Once an area has been built on there is no possibility of turning it back.

Secondly In your strategy 26 you state that '...job opportunities will also be provided by the allocation of additional employment land....'. Job opportunities can only be provided by employers who are willing and able to come to the area. The allocation of land does not provide any job opportunities. I have not seen or heard about any businesses that would like to come to the area. If there were any new businesses or business that wanted to expand wished to come that would be a different matter. Has any canvassing of businesses been undertaken. I know that Fords are wanting to move, but it seems that it is just a relocation rather than a vast expansion. In these days of financial difficulties the number of businesses ceasing trading must outweigh the number of new ones starting. The thought of a derelict business park fills me with horror. It may be useful to look at other areas that have gone down this route only to find that it has not worked.

A suggestion Obviously I have not canvassed the people involved in this suggestion, but such discussions could take place.

The Council Depot at Manston Road will be vacated and at present there are plans for 20 dwellings. – My suggestion is to turn that into employment land, which could accommodate Fords and some others from the Alexandria site. The Alexandria site could then be developed for a mixed housing (20 dwellings) and small business site. By doing this it may not be necessary, although desirable, to purchase the ransom strip as the traffic would be reduced considerably. I would also suggest that the Police Station, which I guess is now too big for the Sidmouth operation, and Potbury's auction facility be transferred to either site. This would release two good areas of brownfield land on which to build accommodation, in what is predominantly an area of housing. There may be other similar sites available in the area. Small businesses on the Station site may also feel it appropriate to move to a new site. This plan would give some vacant units to be let to businesses wanting to come to the area.

Land by the Garden Centre has been suggested and it would seem that this is worth exploring.

The Knowle I would be very concerned if this was turned to new housing. Having the council offices there does provide some local employment and ease of access. The building may not at present be suitable for council use under present regulations, but I would like to know the total cost of moving to Honiton as against the cost of refurbishing the building. Not only is there the cost of a new build and the move but also I guess that employees would be eligible to

the TUPE regulations. If the building is too big, then I feel sure that some part of it could be converted to flats or business use for say architects, solicitors, IT companies etc. If the council does have to move, consideration needs to be given to the current building being converted to dwellings rather than pulling it down and building new.

The site on the Sea Front. Sidmouth is a seaside town that relies on tourist trade to survive. It needs to have facilities for the tourist, so the suggestion of a wet weather facility seems to have merit.

It has been said that this is a plan for the future, it is better to get it right and maybe allow time for further consultation and additional studies to be commissioned, rather than rush into a decision and regret it at leisure.

I would welcome your comments and would be pleased if you could acknowledge receipt

With thanks

John Warren

Representor No. 3733 - Mr and Mrs Dudley

From: [REDACTED]
To: [Localplan](#)
Subject: Sidmouth local plan consultation
Date: 10 June 2012 13:28:56

The proposed employment land seems very questionable- where is the supporting information to say this is even required? Currently where I work there are vacancies of all levels which are proving difficult to fill. Some posts not even having one applicant and others not one local applicant. Alexandria est is under utilised and feel sure this could be much improved at very little cost. Redevelopment into housing of the Knowle and Drill Hall are absolutely ridiculous. The Drill Hall could be redeveloped into providing better information facilities for tourists as well as conferences and events.

Sidmouth is primarily a year round tourist destination and judging by the current state of the town (bird mess, shabby seating, lack of maintenance of Jacobs Ladder etc) is starting to make the town look rundown. Take a leaf out of Lyme Regis and West Dorset Council and listen to the residents!
Mr & Mrs Dudley, Tor Hayes Cliff Road, Sidmouth

Graeme Thompson

From: [REDACTED]
Sent: 11 June 2012 12:32
To: Localplan
Subject: Sidmouth and Local Plans

When revising plan Council Officers, and (subsequently) EDDC Councillors should take into account the following

1. The v. strong and almost unanimous views of Sidmouth and Sid Vale residents that the draft plan is not what the residents want. You should do much more than listen. You must take onboard the clearly expressed views of local people. Its rare for so may residents and so many groups to express such strong feeling against proposals of councils.
2. There is no wish to see ribbon development, industrial expansion in Sidmouth. Sidmouth is atypical of most towns in the UK, indeed in Devon. There is only one chance to keep it so. It will evolve naturally.
3. The idea of cheap and affordable housing is a myth. In the medium and long term all housing will revert in price to the prevailing market forces, except houses purchased by local authorities (or housing associations) for rent. And there may come another time when these are sold off to the tenants!
4. Remember the devastation caused by local councils and architects, after WWII in towns and cities in South and South West, viz Plymouth, Bristol, Exeter, Southampton, Portsmouth etc. and others. We are now pulling down the mistakes of the past. e.g. Exeter, Plymouth, etc.
5. Visitors and new residents do not come to Sidmouth to see acres of housing much the same as elsewhere, and industrial sites.
- 6 There is an great deal of experience and expertise in Sidmouth at all levels, retired and semi-retired residents and those still in work that EDDC should take into account and make use of. There is a v. positive desire to help EDDC in coming to difficult decisions. The well argued and detailed analysis that you have received from community groups and individuals is most impressive. EDDC should take these 'submissions' seriously
7. EDDC should work to the spirit and law of the Localism Act about to become Law You have a number of obligations to coummunity groups. You have been slow to make public how EDDC will react to the new Act
8. The work of EDDC, its plans and the processes of making the plans and putting them into practise should be made transparent. Part of the antagonism towards EDDC over many years is a result of the closed door approach you have followed.
9. EDDC should admit to mistakes it has made in the past.
10. The system of local government is changing rapidly, especially with respect to the 'us and them approach', and the desire and willingness of community groups to be involved in major decisions that will affect the lives of local residents now and far into the future. EDDC appear to many in EastDevon to continue to work in a previous model of local government characterised by council officers and councillors 'telling' residents what they must have!! EDDC councillors and EDDC officers should be encouraged to read about and familiarise themselves of what is happening in the healthcare field, particularly the new HealthWatch NHS initiative in

which much greater emphasis will be given to patients and patients' group. EDDC is far behind the mood of the nation in demanding greater involvement and say in issues of great concern of every citizen.

In conclusion, I sense that a large majority of local residents wish you to listen AND take actions that are contained within the many submissions you have received.

Michael Brittain.