

East Devon District Council – Draft Local Plan

Response to public consultation – comments submitted on various sites as contained within the draft Local Plan

From: Councillor John Loudoun, Ward Member, Sidmouth Rural

Date: 13 January 2023

Sidbury

Sidm_34: land between Furzehill and Hillside, Sidbury EX10 0QZ.

This site has the potential to be developed for around 38 homes.

This site was previously put forward by the landowner but at that point its development was on a much-reduced footprint and for fewer properties. This site now straddles the three fields that sit between Furzehill and Hillside and is not a flat site. A significant concern about this site is its road access. Two of the site's three fields could provide road access via both Furzehill and Ebdon Lane (by Hillside). However, both these access points would not be suitable for a housing development of the proposed size. I think that accessing the site from Ebdon Lane (at the Hillside end of the site) would be incredibly difficult as it is a very narrow single-track road. Subsequent access from Ebdon Lane onto the A375 could be difficult.

Devon County Council, as the local highways authority, have indicated that its preferred access to this site would be via Furzehill but that is again a narrow road, with residents' vehicles parked on it. Additionally, allowing vehicles for anything up to 40 homes on the site to access it via Furzehill is probably not appropriate. It would also create a potential bottleneck at the War Memorial junction.

The Landowner's stated preference is to have a road access off of Chapel Street on the A375. This is not only a potentially dangerous spot as anyone who drives along it can recognise. It is a pinch point and has poor lines of sight, this potentially dangerous. I cannot see how this could be suitable or safe.

The site sits within the AONB with parts of its with steep slopes and below adjacent to it is the Grade II listed Furzehill Farm and would have a detrimental impact upon it.

I do not support including this site in the Local Plan.

Sidm_25: Field bordering junction of Cotford Road and Roncombe Lane, Sidbury EX10 0QN.

This agricultural site has been submitted for residential purposes to accommodate just under 40 properties.

The site is situated within the AONB, with landscape visibility, on the edge of Sidbury village outside of its boundary settlement. Access to the site would be either from Roncombe Lane, which is a narrow lane or from the busy A375 at a point where joining it from the site would not be appropriate and potentially dangerous.

Some or all of the site is contained within Flood Zone 3 and there is high risk flooding along roads adjacent to the site and the development of this site could add to increased storm water runoff will exacerbate downstream flooding.

I do not support including this site in the Local Plan.

Sidm_11: Burnt Oak, Sidbury.

This site has already obtained planning permission. Although given the access to the site is on a blind junction on the busy A375 I am surprised that this alone did not lead to the site being rejected when previously considered.

Sidford

Sidm_08: Land at Two Bridges Road (designated employment site), Sidford.

This site is where the business park has already been granted planning permission. Since the draft Local Plan was published the site's owners have put the site up for sale and in doing so, they have raised the possibility of this site obtaining change of use from employment land to either residential or a mixed use of employment and residential.

I have never been convinced that this site was suitable for use as employment land but that argument was lost in 2019 when a Planning Inspector determined it was suitable. As this is no longer agricultural land is a brown field site, I am in principle supportive of its future use being subject to change of use to either residential or a mixed use of employment and residential.

I hope that whoever owns this land going forward will approach the District Council for such a change of use.

Sidm_09: Land at Two Bridges Road (immediately north of the designated employment site), Sidford.

This site has previously been identified as a potential extension of the business park site next door; however, this site is not being pursued by the owners of the business park.

The development of this site would lead to the loss of agricultural land in the AONB. It would leave to the creeping coalescence of Sidbury and Sidford which is protected within the Sid Valley Neighbourhood Plan.

The use of this site for industrial purposes would add to the already congested roads through Sidbury and the School Street part of Sidford and this would impact negatively on these areas.

I do not support including this site in the Local Plan.

Sidm_06a: Land at Two Bridges Road (immediately west of the designated employment site), Sidford.

This site has been submitted for a potential development of around 30 homes. This site is linked to site Sidm_06b.

The development of this site would lead to the loss of agricultural land in the AONB. It would leave to the creeping coalescence of Sidbury and Sidford which is protected within the Sid Valley Neighbourhood Plan.

The use of this site for industrial purposes would add to the already congested roads through Sidbury and the School Street part of Sidford and this would impact negatively on these areas. This site cannot be considered in isolation to the existing permitted development at site **Sidm_09** and the cumulative negative impact that this additional site would have upon the local community, the road network and the local vista.

I do not support including this site in the Local Plan.

Sidm_06b: Land at Two Bridges Road (immediately west of the designated employment site), Sidford.

This site has been submitted for potential development of up to around 300 homes. This site is linked to site Sidm_06a.

The development of this site would lead to the loss of agricultural land in the AONB. It would leave to the creeping coalescence of Sidbury and Sidford which is protected within the Sid Valley Neighbourhood Plan.

The use of this site for industrial purposes would add to the already congested roads through Sidbury and the School Street part of Sidford and this would impact negatively on these areas. This location would not be appropriate for permitted development that a site of this site could deliver. This site cannot be considered in isolation to the existing permitted development at site **Sidm_09** and the cumulative negative impact that this additional site would have upon the local community, the road network and the local vista.

I do not support including this site in the Local Plan.

Sidm_12: Land adjoining Fortescue Road, Sidmouth.

This agricultural site of just under 5 hectares has been submitted for the residential development of around 50 homes.

This site slopes from Fortescue Road towards the River Sid in the vicinity of the Byes which I believe is a restricted development area and the AONB forms part of this site's boundary. Part of the site at least is within Flood Zone 3.

The site is located at the edge of Sidmouth and would encroach upon the boundary of Sidford.

I do not support including this site in the Local Plan.

Sidm_13: Land adjoining Fortescue Road, Sidmouth.

This agricultural site has been submitted for the development of just over 30 houses.

The site is located at the edge of Sidmouth and would encroach upon the boundary of Sidford.

I do not support including this site in the Local Plan.

Sidm_14: Land adjacent to Stevens Cross Close, Sidford (east side), EX10 9Q.

This site is located adjacent to the A3052 at the edge of Sidford.

This site is within the AONB and any development on this site would be highly visible.

I do not support including this site in the Local Plan.