

**From:**  
**Subject:**

Planning Policy  
FW: EDDC Local Plan 2020-2040 consultation

On 3 Jan 2023, at 16:58, Steve Chudley [REDACTED] wrote:

Dear Councillor Allen

SIDMOUTH – LP\_SIDM\_17

I refer to the article in the Sidmouth Herald concerning the review of the Local Plan by the Scrutiny Committee in February.

Local residents strongly object to the proposed inclusion of Sidmouth 17 in the Local Plan for the following reasons: -

1. There are already 5 properties on the site and it's disingenuous for the Strategic Planning Committee (SPC) to imply there would be capacity for 11 additional houses. The original site assessment was for 8 houses, but the latest site assessment has increased the housing capacity to 11 - the **net increase** would only be **3 or 6** extra units. The original site assessment clearly states "**Access via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill**".
2. The entire site is located within an AONB and highly visible from Jacobs's Ladder and the Sid Valley. The latest Sid Valley Neighbourhood Plan, adopted by EDDC, states that " Any development must not cause a significant adverse impact on the current valued views as shown in Key Views Map 8 ". Key View 1 will be compromised by any new development and Key View 7, which is within the Coastal Protection Area, will also be similarly affected.
3. Grade 2 listed Peak House is within yards of the proposed development. The existing site contains the original Bell Tower and Coach House, which was attached to Peak House and should also be listed by English Heritage. I understand The Sid Vale Association is pursuing listed status with English Heritage.
4. The safety of pedestrians & cyclists is a long-standing issue in Cotmaton Road and particularly on the boundary of this site, which is very narrow with no footway. Councillor Hughes, DCC Cabinet Member for Highway Management, is very aware of the road safety issues as local residents have been highlighting them for the past 2 ½ years. We would be surprised and very concerned if DCC Highways supported the proposed development as an increase in vehicles would only exacerbate the road safety problem in Cotmaton Road.
5. The existing buildings on this site could be repaired and refurbished, but the current landlord appears to be deliberately neglecting them and failing to maintain the boundary walls, with render falling onto Cotmaton Road. There are 2 bungalows and the historic coach house, which is divided into 3 units, and they house low paid and key workers. Surely it would be greener and more sustainable to repair & refurbish the existing buildings!

Many Thanks

A very concerned resident of Cotmaton Road

Sent from [Mail](#) for Windows