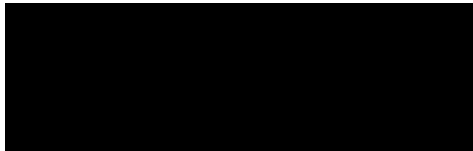




**Sid Vale Association CIO**



Email -



26<sup>th</sup> March, 2025

Chief Planning Officer,  
East Devon District Council,  
Blackdown House,  
Border Road,  
Honiton EX14 1EJ

Dear Sir/ Madam,

### **Emerging Local Plan: 2020 – 2042 – S19 Regulation Comments**

Thank you for the opportunity to make representations to you on the current proposals and our comments are as follows –

#### **(1)Public Consultation**

Initially this was good with public exhibitions and open discussions with planning officers. Latterly there has been very limited consultation with arbitrary decisions made on the choice on Housing and Employment sites.

In this respect please see a copy of the attached original EDDC plan presented in 2022 showing proposed and rejected development sites in the Sid Valley plus the Sid Vale Association's comments at that time (attached below).

Subsequently in October 2024 and after, significant changes on proposed sites were introduced without consultation as follows –

(a) Sid\_31 – Sidford- adjacent to Windsor Mead – This was listed in the original Attached plan as a 'Rejected Site' but then popped up without consultation as a new Housing site in September/ October, 2024,

- (b) Sid\_34 (AKA as 34a & 34b), Sidbury. adjacent to Furzehill – This was listed in the original attached plan as a split site with just the lower smaller area of 34a as being suitable for development. However, it then reappeared without consultation as a new enlarged Housing site - Sid\_34 (ie both 34a and 34b combined) in October, 2024.

Another issue has been the poor and simplistic method of communications from the Council. EDDC only facilitates communication through the Commonplace Portal. This only allows simplistic emoji type comments on various proposals with a limited public record of other representations.

By contrast the London Borough of Camden are just slightly ahead of EDDC on their current Local Plan Consultation process yet encourage in addition to 'Commonplace' comments, communication to that Council by email and a hard copy letter. We feel the EDDC's approach dumbs down comments and representations – almost trying to limit objections.

Our own comments and representations on specific housing sites in the current version of the Local Plan are as follows –

**Sidm\_06a – Two Bridges Road, Sidford**

- (i) This is outside the built up boundary of Sidford
- (ii) Implies a loss of National Landscape (former AONB),
- (iii) Will cause an increased risk of flooding on the A375 by the 'Two Bridges' which already floods and can be blocked by run off from the fields above and to the west in heavy rain.
- (iv) Encroaches into the 'green wedge' between Sidford and Sidbury so will cause coalescence of the built up areas contrary to Policy 3 of the Sid Valley's Neighbourhood Plan 2018 - 2032.

**Sidm\_31 – Sidford – land by Windsor Mead and Burnscombe Lane**

- (i) This is outside the built up boundary of Sidford,
- (ii) Implies a loss of National Landscape (former AONB),

sid vale association



*past • present • future*

- (iii) Over development of site and poor access

**Sidm\_34 – Furzehill, Sidbury**

- (i) Implies a loss of National Landscape (former AONB),
- (ii) Originally presented as sites 34a and 34b with preference just for development of the lower and smaller site 34a leaving 34b untouched.
- (iii) Risk of flooding from rainwater run off on to the A375 as identified by the Environment Agency.

To conclude, the Sid Valley comprises almost entirely National Landscape (former AONB) which as the name implies deserves protection from development outside the established settlement boundaries.

We trust these comments help you in your deliberations and in the meantime we will be pleased to answer any comments or queries.

Yours faithfully,

Philip Wragg FRICS  
Trustee  
Sid Vale Association (SVA)  
Tel [REDACTED]