



# A NEIGHBOURHOOD PLAN FOR THE SID VALLEY 2018 - 33

PRE-SUBMISSION DRAFT  
FOR CONSULTATION SUBMITTED  
BY SIDMOUTH TOWN COUNCIL

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## CONTENTS

THANKS AND ACKNOWLEDGEMENTS	-	-	-	03
FOREWORD	-	-	-	04
THE NEIGHBOURHOOD PLAN PROCESS	-	-	-	06
LOCALISM AND COMMUNITIES	-	-	-	06
INTRODUCTION TO THE NEIGHBOURHOOD PLAN PROCESS	-	-	-	06
METHODOLOGY	-	-	-	07
OUR VISION	-	-	-	08
THE CONTEXT FOR OUR VISION	-	-	-	08
ACHIEVING OUR VISION	-	-	-	08
STRUCTURE OF THE SID VALLEY NEIGHBOURHOOD PLAN	-	-	-	09
POLICY 01: SID VALLEY DEVELOPMENT PRINCIPLES	-	-	-	10
BUILT AND NATURAL ENVIRONMENT	-	-	-	11
POLICY 02: PROTECTION OF VALUED VIEWS	-	-	-	12
POLICY 03: SETTLEMENT COALESCENCE AND GREEN WEDGES	-	-	-	13
POLICY 04: GREEN (WILDLIFE) CORRIDORS	-	-	-	14
POLICY 05: LOCAL GREEN SPACE DESIGNATION	-	-	-	15
POLICY 06: INFILL DEVELOPMENT AND EXTENSIONS	-	-	-	16
POLICY 07: LOCAL DISTINCTIVENESS	-	-	-	17
POLICY 08: LIGHT POLLUTION	-	-	-	18
POLICY 09: ENERGY EFFICIENCY	-	-	-	19
COMMUNITY ACTION BN01: BIODIVERSITY	-	-	-	20
COMMUNITY ACTION BN02: WILDLIFE ECO-CORRIDORS	-	-	-	20
COMMUNITY ACTION BN03: RETAIN THE TREE CANOPY	-	-	-	20
COMMUNITY ACTION BN04: PROMOTE THE SID VALLEY IN BLOOM	-	-	-	20
COMMUNITY ACTION BN05: GARDENS AND BOUNDARIES	-	-	-	20
COMMUNITY ACTION BN06: FLINT WALLS	-	-	-	20
HOUSING	-	-	-	21
POLICY 10: HOUSING SITES	-	-	-	22
POLICY 11: AFFORDABLE HOUSING	-	-	-	23
POLICY 12: HOUSING BY NUMBER OF BEDROOMS	-	-	-	25
POLICY 13: LOCAL CONNECTION	-	-	-	27
POLICY 14: PRINCIPAL RESIDENCY	-	-	-	28
COMMUNITY ACTION HO01: SELF-BUILD HOMES	-	-	-	29
COMMUNITY ACTION HO02: LOCALLY SOURCED MATERIALS	-	-	-	29
COMMUNITY ACTION HO03: COMMUNITY-LED HOUSING	-	-	-	29
ACCESS AND CONNECTIVITY	-	-	-	30
POLICY 15: PARK AND RIDE	-	-	-	31
POLICY 16: LOSS OF PARKING	-	-	-	32
POLICY 17: SHARED USE PATHS	-	-	-	33
COMMUNITY ACTION AC01: CROSSING OVER THE A3052	-	-	-	34
COMMUNITY ACTION AC02: TOWN CENTRE	-	-	-	34
COMMUNITY ACTION AC03: SIDBURY TO SIDFORD PATHWAY	-	-	-	34
COMMUNITY ACTION AC04: BYES TO PORT ROYAL PATHWAY	-	-	-	34
COMMUNITY ACTION AC05: OLD RAILWAY LINE	-	-	-	34
COMMUNITY ACTION AC06: TRAFFIC FLOW THROUGH THE SID VALLEY	-	-	-	34
COMMUNITY ACTION AC07: RESIDENTIAL PARKING	-	-	-	34
COMMUNITY ACTION AC08: A NEW VISION FOR CAR PARKS	-	-	-	34
ECONOMIC RESILIENCE	-	-	-	35
POLICY 18: NEW RETAIL AND COMMERCIAL DEVELOPMENT	-	-	-	36
POLICY 19: FACILITATION OF HOME WORKING	-	-	-	37
POLICY 20: EMPLOYMENT LAND	-	-	-	38
POLICY 21: RENEWABLE ENERGY AND LOW CARBON ENERGY PROJECTS	-	-	-	39
COMMUNITY ACTION ER01: MAKING MAXIMUM USE OF LAND RESOURCES	-	-	-	40
COMMUNITY ACTION ER02: SUPPORTING DIVERSIFICATION OF OUR TOURIST OFFER	-	-	-	40
COMMUNITY ACTION ER03: RESIDENTIAL PROFILE AND EXPANSION OF EMPLOYMENT	-	-	-	41
COMMUNITY ACTION ER04: SUPPORT EXISTING BUSINESSES AND INSTITUTIONS	-	-	-	41
COMMUNITY ACTION ER05: ENTREPRENEURIAL CULTURE	-	-	-	41
COMMUNITY ACTION ER06: STATUS AS A TRANSITION TOWN	-	-	-	41
COMMUNITY AND CULTURE	-	-	-	42
POLICY 22: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS	-	-	-	43
POLICY 23: A SAFE TOWN	-	-	-	44
COMMUNITY ACTION CC01: BETTER CONNECTIVITY THROUGHOUT THE SID VALLEY	-	-	-	45
COMMUNITY ACTION CC02: HEALTH AND WELLBEING	-	-	-	45
COMMUNITY ACTION CC03: SKATEPARK	-	-	-	45
COMMUNITY ACTION CC04: YOUTH FORUM	-	-	-	46
EASTERN TOWN	-	-	-	47
POLICY 24: EASTERN TOWN DEVELOPMENT	-	-	-	48
POLICY 25: EASTERN TOWN ACCESS	-	-	-	49
POLICY 26: EASTERN TOWN FLOODING	-	-	-	50
POLICY 27: MARITIME HERITAGE	-	-	-	51
POLICY 28: EASTERN TOWN MIXED USE FACILITIES	-	-	-	52
COMMUNITY ACTION ET01: THE HAM	-	-	-	53
COMMUNITY ACTION ET02: WATER BASED ACTIVITIES	-	-	-	53
COMMUNITY ACTION ET03: CREATION OF A JETTY/PIER	-	-	-	53
COMMUNITY ACTION ET04: BEACH MANAGEMENT PLAN	-	-	-	53
COMMUNITY ACTION ET05: CHILDREN AND YOUNG ADULTS	-	-	-	53
APPENDIX	-	-	-	54
GLOSSARY OF TERMS	-	-	-	54
REFERENCE DOCUMENTS AND WEB LINKS	-	-	-	55

## THANKS AND ACKNOWLEDGEMENTS



SIDFORD - CHURCH STREET

**Our thanks to: The Sid Valley Community and all those who responded to our surveys and attended consultation events - *your contributions were gratefully received.***

**Sidmouth Town Council** - Chairman of the Council Cllr. Ian Mackenzie-Edwards, previous Chairman Cllr. Jeff Turner and all Sidmouth Town Councillors.

**The Town Clerk** - Chris Holland and the staff of Sidmouth Town Council.

**Sid Valley Neighbourhood Plan Steering Group** -

Deirdre Hounsom (Chair) Louise Cole (Vice Chair), Graham Cooper, Jonathan Davey, Michael Earthey, Ian McKenzie-Edwards, Andie Miles, Peter Murphy, Claire Russell, Jeremy Woodward.

Past members: Richard Thurlow, Natalie Bentall, Michael Brittain, Daniel Turner.

**Neighbourhood Plan Administrator** - Tim Salt.

**Sid Valley Neighbourhood Plan Young People's Advisory Group** -

Students from years five to twelve from Sidmouth Primary School, Sidbury Primary School, St John's International School and Sidmouth College.

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[www.creatingexcellence.net](http://www.creatingexcellence.net)

**Questionnaire Graphic Design** -

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## FOREWORD

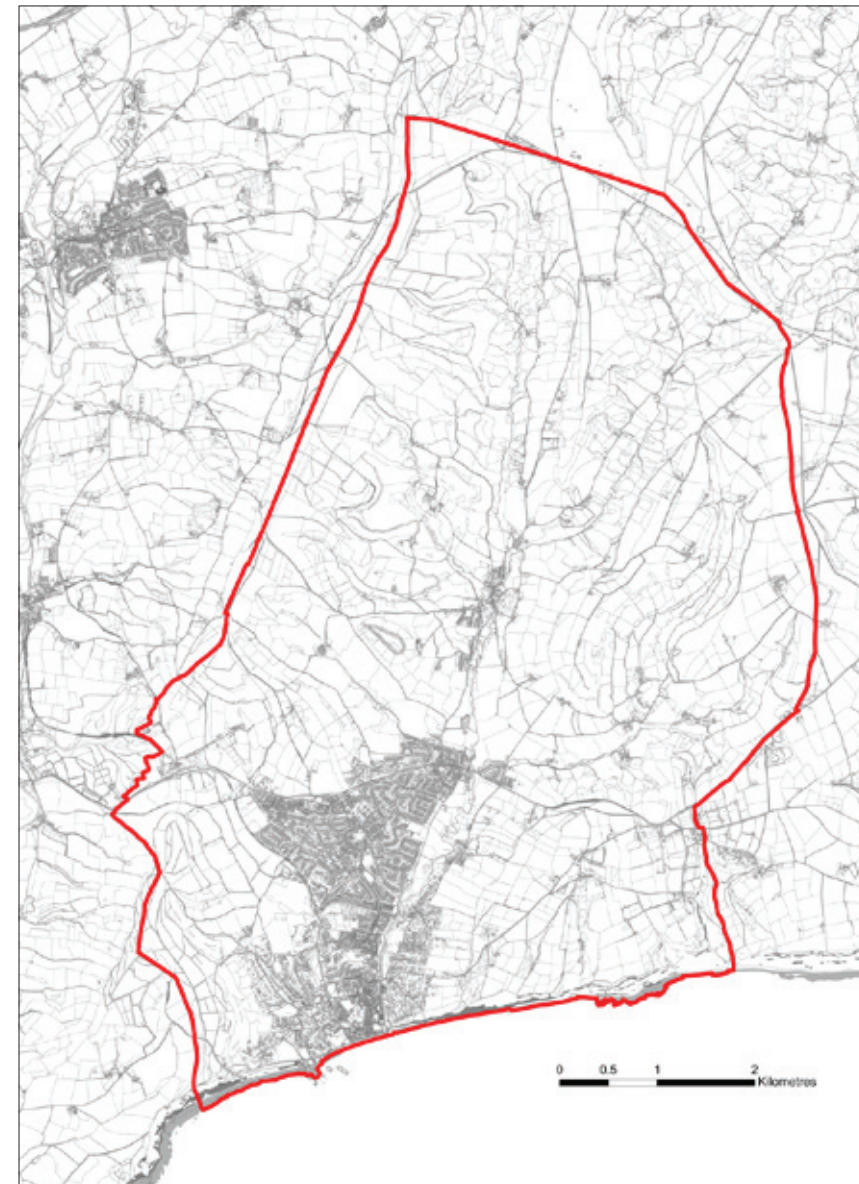
The Sid Valley area, with a total population of 15,500 and its amazing coast and outstanding landscape, requires well-planned and managed development. The designated Sid Valley Neighbourhood Plan area includes Sidmouth, Sidbury, Sidford and Salcombe Regis.

A consistent and strong message echoed through our consultations, was that development in the Sid Valley, whether rural or urban, must take account of its highly prized natural and built environment and its cultural and community assets for the benefit of future generations and visitors.

The Vision for the Sid Valley (page 8), as refined following the first Household Survey, captures the aspirations of the community and provides a cohering framework for our Neighbourhood Development Plan. The Sid Valley Neighbourhood Plan (SVNP) aims to balance economic growth (jobs, homes and reasons to visit) with the protection and enhancement of its town, villages and open spaces. Our policies provide local, specific detail to implement obligations in the East Devon Local Plan.

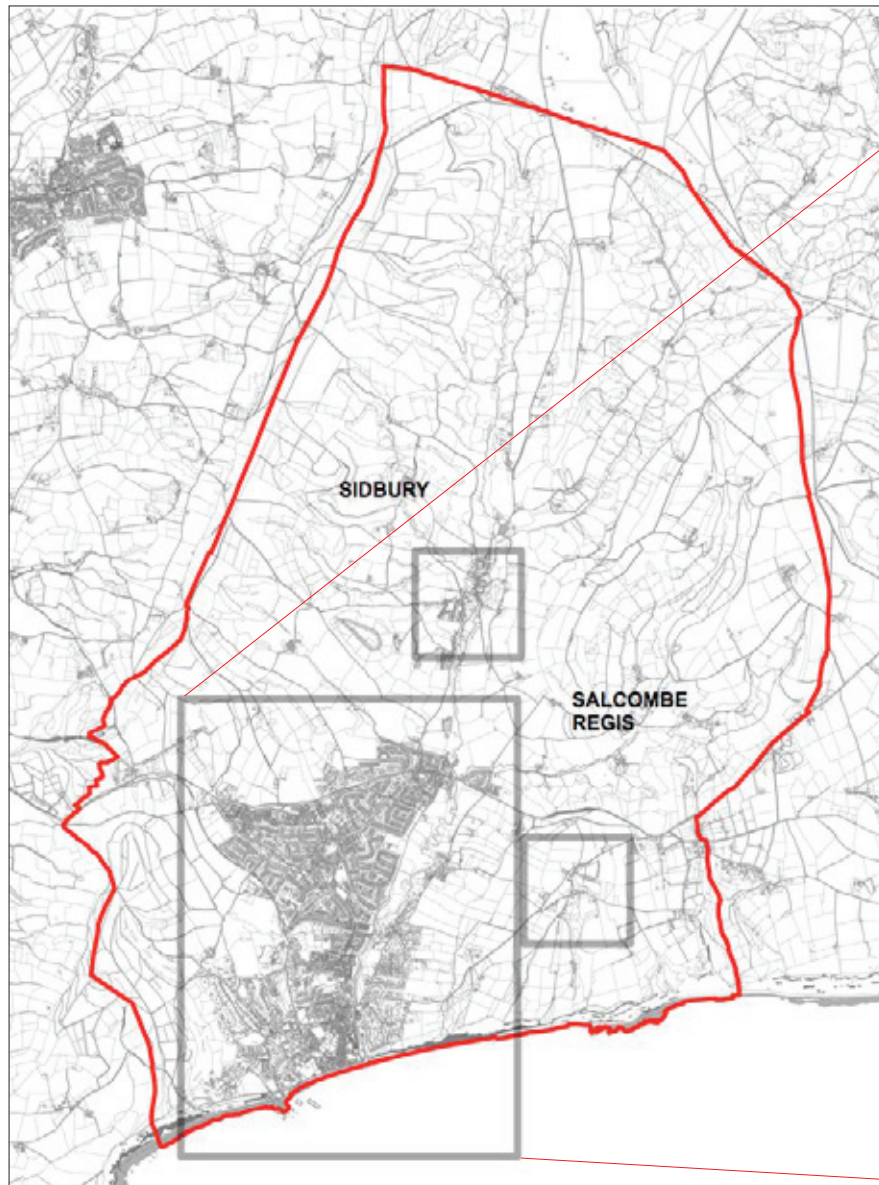
<http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

Our policies are informed by a wide range of community views gathered through extensive public consultations, a housing needs survey and a consultative strategic place analysis. Our consultations included two resident's surveys the second of which was sent to over 7000 households and generated an impressive 25% response rate with 1863 questionnaires being returned, representing the largest ever survey of local opinion in the Sid Valley. The Sid Valley Place Analysis 2018, [http://www.sidmouth.gov.uk/images/Place\\_Analysis.pdf](http://www.sidmouth.gov.uk/images/Place_Analysis.pdf) accompanies this plan, and provides an in-depth understanding of the six character areas that define the Sid Valley. Providing the context of our heritage, natural and built assets, the Place Analysis will guide planners and developers to respect our community vision through urban, rural and architectural best practice.

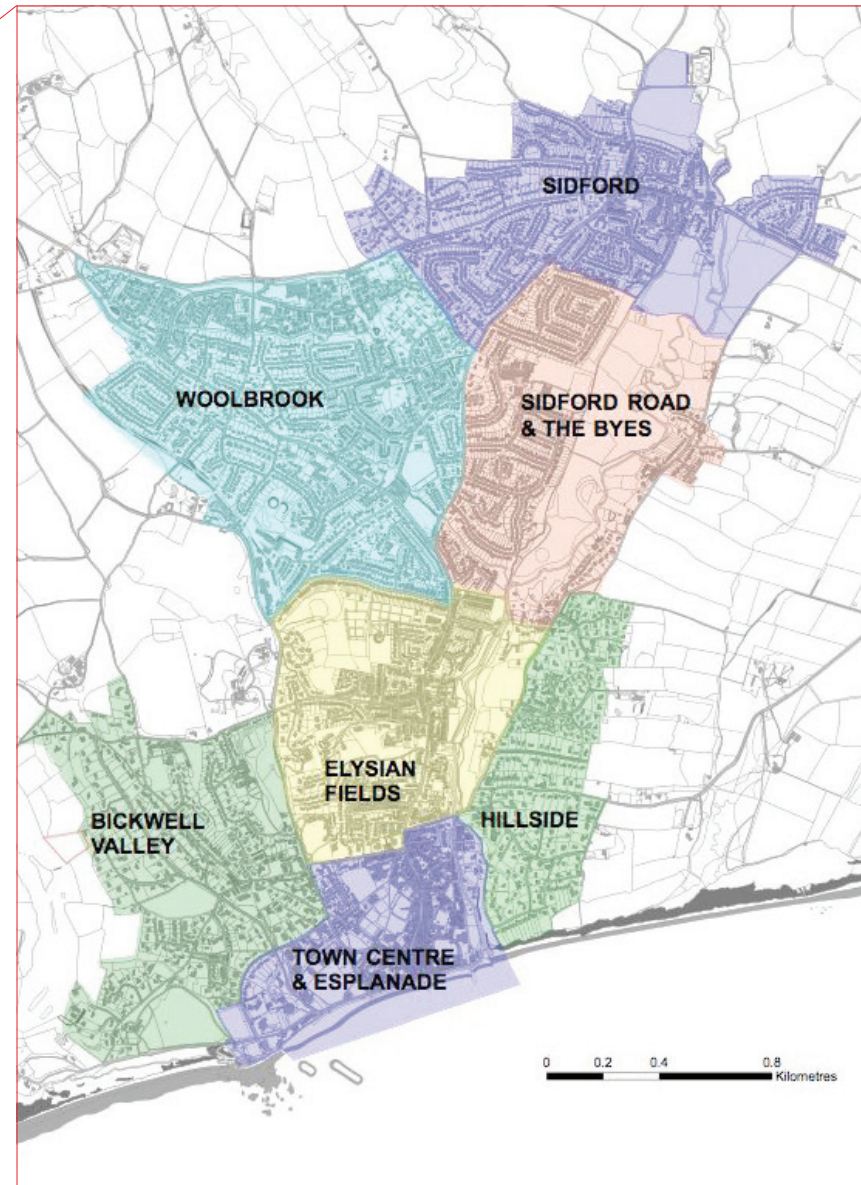


**SID VALLEY NEIGHBOURHOOD BOUNDARY**

## FOREWORD



CHARACTER AREAS: SIDBURY AND SALCOMBE REGIS



CHARACTER AREAS: SIDMOUTH AND SIDFORD

## THE NEIGHBOURHOOD PLAN PROCESS

### LOCALISM AND COMMUNITIES

Neighbourhood planning for communities was introduced through the Localism Act 2011. Communities can shape development in their areas through the production of a Neighbourhood Development Plan as part of a statutory process. The Sid Valley Neighbourhood Plan (SVNP) is part of the Government's approach to planning, which aims to give local communities more say about what goes on in their area. The policies contained within them are then used in the determination of planning applications.

Neighbourhood Development Plan policies cannot block development that is already part of the Local Plan. What they can do is to shape where that development will go and what it will look like.

Neighbourhood Development Plans are based on community consultation and evidence to influence the type and nature of what is already in the Local Plan adopted by East Devon District Council in 2016.

Through the Sid Valley Neighbourhood Plan we are supporting the delivery of positive places for people to live and work through informing future development that is acceptable, appropriate and meets the needs and aspirations of the people of the Sid Valley.

### INTRODUCTION TO THE NEIGHBOURHOOD PLAN PROCESS

A Task and Finish Forum during 2015/16 established the need for a Neighbourhood Development Plan given the planned development contained in the Local Plan and the opportunity to create a robust and evidenced community voice. Sidmouth Town Council voted to undertake a Neighbourhood Plan.

East Devon District Council (EDDC) approved the designation of The Sid Valley as a Neighbourhood Area on 1<sup>st</sup> April 2016. This Neighbourhood Area coincides with the Sid Valley Parish boundary. Sidmouth Town Council is the statutory lead authority of this process.

The development of the Sid Valley Neighbourhood Plan was led by the Sid Valley Neighbourhood Plan Steering Group made up of volunteer members of the community and Sidmouth Town Councillors including the current Chairman Cllr. Ian Mackenzie-Edwards, Vice Chairman of the Planning Committee Cllr. Michael Earthy and Cllr. Louise Cole. The Steering Group, Chaired by Deirdre Hounsom and Vice Chair Cllr. Louise Cole, was given delegated responsibility for the development of the Sid Valley Neighbourhood Plan guided by Terms of Reference agreed by Sidmouth Town Council. The first meeting of the Steering Group was held on 21st March 2016.

The Sid Valley Neighbourhood Plan Steering Group adopted the following Statement of Transparency to guide its work:

*"The Sid Valley Neighbourhood Plan Steering Group is not associated with any group or campaign concerning any issue that affects the Sid Valley. Our neutrality is governed by our objective to make a Neighbourhood Plan which is evidence based through robust public consultation; which is responsive to the complexity that planning presents and is constructive in developing statutory influence for the Sid Valley community."*

The Steering Group published meeting agendas, minutes, consultation questionnaires and analysis reports both on Sidmouth Town Councils website and through its own website to support engagement and transparency of each step of the journey to prepare this neighbourhood plan. Throughout 2016 and 2017 Steering Group meetings open to the public were held at Sidmouth Town Council headquarters.

## THE NEIGHBOURHOOD PLAN PROCESS

### METHODOLOGY

The Sid Valley Neighbourhood Plan was developed through extensive consultation with the people of the Sid Valley and other stakeholders with an interest in the Neighbourhood Area.

A key tenet of the Steering Group approach was to ensure community involvement from as wide a range of the community as possible. Particular emphasis was placed on engaging children and young people to have their say. This was achieved through the establishment of a Children and Young People's Advisory Group who worked with us to design the Children and Young People's Questionnaire. A competition was held with local schools to develop a logo that kick-started our strategy of engaging young people. The Sid Valley Neighbourhood Plan Steering Group has run a series of public consultations since the start of the process that included;

- First household questionnaire - Consultation June and July 2016. 1100 responses.
- Business and Special Interest Groups - Survey September and October 2016. 104 responses.
- Children and Young People's Survey - December 2016. 1099 responses.
- 'Have Your Say' - consultation event at Kennaway House - January 2017.
- Second household questionnaire - Consultation May and June 2017. 1863 responses.

Reports for all consultations were published on the Sidmouth Town Council and SVNP websites and publicised in the local press.

The Steering Group established an audit trail through the use of project software to share and record all information gathered throughout the process.



'HAVE YOUR SAY' - WORKSHOP IN PROGRESS

## OUR VISION

### THE CONTEXT FOR OUR VISION

The Sid Valley is comprised of four distinct but connected areas; the seaside resort of Sidmouth and the rural villages of Salcombe Regis, Sidford and Sidbury.

The area has a wealth of Georgian, Victorian and Edwardian architecture which in Sidmouth, contributes to a high status townscape of national significance. The town has a wide range of retail businesses, and offers high quality year round accommodation of different types.

The area is renowned for its outstanding natural environment and quality of life for those who live and visit. It has a strong tourism sector which has the potential to grow and diversify.

To meet the needs of our community the Sid Valley requires carefully balanced development providing suitable affordable housing for residents both young and old. Our vision through the Neighbourhood Plan promotes quality employment opportunities, revitalises tourism and connects people with what the Sid Valley has to offer.

### ACHIEVING OUR VISION

**Our vision is of a Sid Valley that maintains and promotes its rural and coastal beauty and its welcoming community, and advances its appeal to young and old providing a quality of life, work and visitor experience.**

**This vision conserves and enhances our picturesque location on the Jurassic Coast. It nurtures and promotes the ambience of our community to which both residents and visitors connect.**

**To realise our vision, our Neighbourhood Plan encourages changes which benefit our community; children and young people and families and older people and the economy.**

**Appropriate developments should complement and protect our natural environment whilst improving the existing built environment in our town and villages in both scale and character. Development should reinvigorate the Eastern End of Sidmouth, known as Port Royal, to become a culturally vibrant centre for the community and visitors, incorporating facilities with links to the sea.**

Our goal is to promote a balanced community by respecting the interconnections between the different SVNP themes. People who live in the Sid Valley have a strong sense of the Sid Valley as a whole.

Our plan supports a joined-up approach to 'plan-in' solutions to sustain the Sid Valley as a unique and beautiful place for all. The Sid Valley Development Principles Policy 01 is overarching and will guide any regeneration, or new development in the NP area. The AONB is a defining characteristic, and so any growth must be managed sensitively. Careful consideration will be needed if development is considered within the AONB or to the edges of the Sidmouth/Sidford Built Up Area in particular. Developers will be expected to demonstrate that all suitable alternatives have been explored, and if development must take place - then mitigation is demonstrated that supports community expectations or aspirations. The Place Analysis will guide developers as to the form and character that will be acceptable, even in 'infill' plots, and the policies in this plan will explain in more detail the plan requirements.

The SVNP expects any housing development to achieve 12 Greens in Building for Life 12<sup>3</sup>, as well as adopt Manual for Streets highway standards that are commensurate with the character areas as set out in the Place Analysis. Any mixed use or large scale redevelopment, will expect a masterplanning and community engagement exercise - as per NPPF guidelines.

## STRUCTURE OF THE SID VALLEY NEIGHBOURHOOD PLAN

Informed by the first Household Survey, there are seven key themes; Built Environment, Natural Environment, Housing, Transport (Access and Connectivity), Economic Resilience, Community and Culture and Eastern Town/Port Royal Regeneration. Each themed section provides objectives, policies and justification.

Community Actions add additional goals essential to the delivery of the Neighbourhood Development Plan covering matters that cannot be in a development plan. These provide a framework for collaborative action and implementation for Sidmouth Town Council, other statutory agencies and the community.

With the nine Character Areas as defined in the Place Analysis, the characteristics of each area are well understood and evidenced. Seven interconnected themes divide the plan into policy sections. Each chapter introduces the theme, its aims and how policies are supported by evidence from the community consultations, the Place Analysis, the National Planning Policy Framework (NPPF) and the East Devon Local Plan (EDLP). Each policy and its justification appears in a box denoting the statutory elements of the plan which will be assessed for compliance with EU regulations and planning guidance by an East Devon District Council appointed Inspector once the plan is submitted.

### NATURAL ENVIRONMENT

- World Heritage coastline and AONB landscape.
- Coastal protection (beach management and flood prevention).
- Ecological (bio) diversity.
- Pollution.
- Litter and vandalism.
- Climate change.

### ECONOMIC RESILIENCE

- New employment land.
- Higher wage economy.
- Retail.
- Tourism.
- Agriculture.
- Creative industries and upskilling.

### BUILT ENVIRONMENT

- Sustainable development.
- Historic street and heritage buildings.
- Built-up area boundaries.
- Public places and townscape assets.
- Design and local distinctiveness.

### CULTURE AND COMMUNITY

- Health and well-being.
- Balanced community.
- Culture and entertainment.
- Leisure facilities and recreational spaces.
- Safe town and crime prevention.
- Children and young people.

### HOUSING

- Local housing needs.
- Affordable housing.
- Windfall development.
- Residential conversions.
- Infrastructure (utilities).
- Waste recycling.
- Second homes.

### EASTERN TOWN / PORT ROYAL REGENERATION

- Culturally vibrant / accessible.
- Community / visitor focused.
- Centre for sea based activity.
- Celebration of fishing heritage.
- Harmonious architecture.

### TRANSPORT

- Road safety.
- Pedestrian access to town spaces.
- Footpaths, bridleways and cycleways.
- Traffic congestion.
- Parking.
- Public transport.

**POLICY 01: SID VALLEY DEVELOPMENT PRINCIPLES (SVDP)****POLICY JUSTIFICATION**

Planning applications which accord with the policies in the SVNP will be approved, unless material considerations indicate otherwise. Design and architectural quality of new development will be expected to meet high standards and be considered against the supporting evidence provided by the Place Appraisal, 2017, in particular the context provided by the defined character areas.

All development will be expected to protect or enhance the environmental quality of the Sid Valley, and in particular the setting of the Built Up Area (BUA) in the East Devon AONB, and the Jurassic Coast.

Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- other relevant policies in the East Devon Local Plan indicate otherwise;
- or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework (March 2012) taken as a whole;
- or specific policies in the Framework or other material considerations indicate that development should be restricted.

Sidmouth Town Council will take a positive approach to its consideration of development to ensure that it will balance housing, employment, retail, community, access and leisure development to ensure that the Sid Valley remains an attractive and vibrant place for those that visit or live here. The Town Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

Policy 01 supports the requirements of the EDDC Local Plan Strategy 26 by providing the guiding principles that will ensure the Sid Valley's contribution in providing new homes, jobs, town centre functions, social and community facilities, infrastructure, the environment and allocated sites. The SVNP brings environmental concerns to the forefront, to ensure that our high quality environment is protected and maintained to meet community and visitor expectations.



**SALCOMBE REGIS**

## BUILT AND NATURAL ENVIRONMENT

The Sid Valley community expect effective control of the AONB and Coastal Protection Area. In particular, that settlement boundaries are maintained, to stop encroachment from development. To avoid 'settlement creep' and maintain the '*built up area boundaries*' (BUAB) the SVNP will promote the development brownfield sites first, before the approval of any new out-of-town applications or greenfield sites.

Development is supported that incorporate sustainable objectives, that enhance the existing built environment throughout the Sid Valley, protect the Valley's historic streets and heritage buildings and improve or enhance public spaces and other townscape assets.

Aims – to ensure the following:

1. Preserve the natural environment: all efforts should be taken to conserve the SV's landscape beauty and character.
2. Protect views of the rural and coastal environment, towards and from the BUAB: the height and spread of any new developments should respect the character and scale of the existing neighbourhood.
3. Avoid 'settlement creep': BUAB, AONB, and Coastal Preservation Areas should be complied with; green wedges between settlements should be protected.
4. Protect open spaces, such as parks, the Byes, the Knowle, Connaught Gardens and the beach, for their life enhancing recreational value; health and vitality through open-air activities should be promoted.
5. Maintain the valley's tree canopy: planting management as proposed by the Sidmouth Arboretum will ensure this for future generations.
6. Encourage local distinctiveness: the different character areas of the Valley should be respected, the Conservation Areas and historic assets protected, and street scenes varied to avoid repetition.
7. Establish design criteria: the definitions and requirements as set out in the Place Analysis should be adhered to, including height, scale, mass, use of materials and infrastructure in construction.
8. Address climate change issues: its effect on nature in the Valley must be taken into account, whether with regard to carbon emissions, flooding, re-use of buildings and other sustainability issues.

**POLICY 02: PROTECTION OF VALUED VIEWS**

Any development must not cause a significant impact on the current views as shown in the 'Strategic Views' Maps provided in the Place Analysis.

Except when development will not be visible from the viewpoints, proposals must demonstrate that they will have a low or negligible impact on the views, in particularly assessing:

- A.** The key views from within the settlements to the surrounding AONB or the Coastal Protection Areas; and
- B.** Strategic views from outside the BUAB.



**KEY STRATEGIC VIEWS**

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Over 90% of respondents to the second household survey felt there is “a need to protect some views in the valley” -

QUESTION 10.

**SID VALLEY PLACE ANALYSIS**

The importance of maintaining views in the Sid Valley have been analysed see The 'Strategic Views' Maps in the Place Analysis -

KEY STRATEGIC VIEWS - 4.3.0.

and EAST DEVON LOCAL PLAN - LANDSCAPE 3.2.0.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

“Conserving and enhancing the historic environment” - paragraph 17.

“The planning system should contribute to and enhance the natural and local environment” -

PARAGRAPH 109.

“Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged etc” -

PARAGRAPH 113.

**EAST DEVON LOCAL PLAN POLICIES 2013 -31**

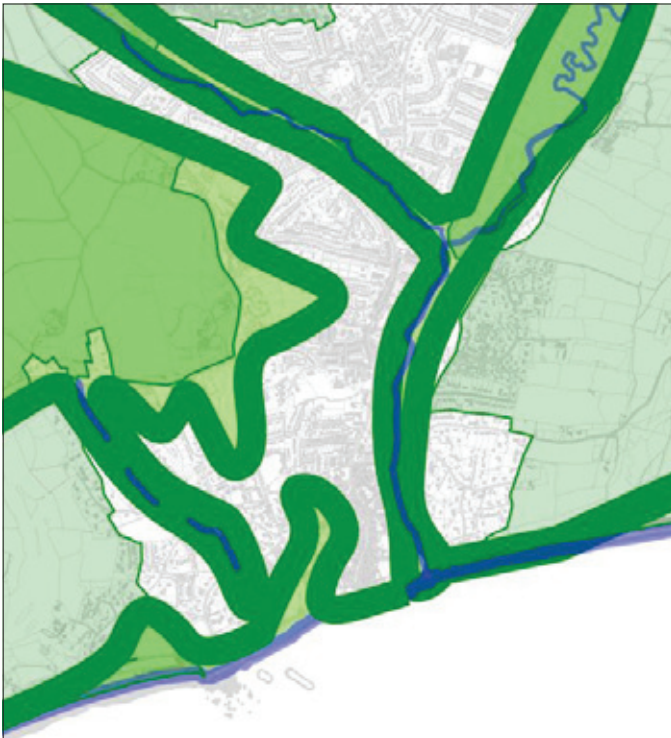
“Sidmouth’s outstanding natural environment is a key asset and conservation, enhancement and sensitive management of the landscape, heritage and wildlife of the area is critical”

EAST DEVON LOCAL PLAN 14 - SIDMOUTH - STRATEGY 26.

DEVELOPMENT AT SIDMOUTH - CHAPTER 10 - CONSERVATION AREAS.

**POLICY 03: SETTLEMENT COALESCENCE AND GREEN WEDGES**

There will be a presumption against any built development within the areas shown in the 'Green Wedges' diagram - see below.



**GREEN WEDGES AND CORRIDORS**

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Evidence taken from wide engagement with the residents of the Sid Valley highlight that the green spaces throughout the Sid Valley add to its character and unique identity.

Specifically, encroachment into the green wedges, including Public Open Space or land recognised as a public amenity, will not be supported.

**SID VALLEY PLACE ANALYSIS**

*"Landscape is a key issue, not least because the Plan area is set entirely within the nationally designated landscape of the East Devon AONB. The AONB designation washes over the smaller settlements in the NP area and directly abuts the 'Built Up Areas' boundary of Sidmouth"*

3.1.0 WIDER LANDSCAPE CONTEXT AND AONB.

*"Development ...must be compatible with national policy and the AONB Management Plan." "Have Your Say" Workshop at Kennaway House.*

2.2.0 THEME - OUR BUILT ENVIRONMENT.

2.3.0 THEME - OUR NATURAL ENVIRONMENT.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Paragraphs 76, 77 and 78 and *"Conserving and enhancing the natural environment"*

PARAGRAPH 109.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGY 26 - DEVELOPMENT AT SIDMOUTH.

**POLICY 04: GREEN (WILDLIFE) CORRIDORS**

Any development must not cause a detrimental impact on the areas as shown as Green Corridors in the maps provided in the Place Analysis. The following are designated as green corridors:

- River Sid between Port Royal / Eastern Town.
- The Byes to Sidford.
- Glen Goyle and the Woolbrook.



VIEW OF THE BYES

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

More than 80% of respondents were concerned about potential loss of natural habitat. Given that AONB and other protections are in place, respondents suggested they are not sufficient to offer the protection that is needed and required strengthening.

SECOND HOUSEHOLD SURVEY - QUESTION 14.

**SID VALLEY PLACE ANALYSIS**

Strategic Analysis Settlement Scale, 5.2.0 Landscape Character - PAGE 18,  
Green Infrastructure Network - 7.2.0 Our built environment opportunities  
DESIGN PARAMETERS - 8.2.0.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

SUSTAINABLE DEVELOPMENT - PARAGRAPH 77.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGIES 3, 5, 46 AND 47.

**POLICY 05: LOCAL GREEN SPACE DESIGNATION**

There will be a general presumption against all development within the areas designated as Local Green Space as shown on the 'Open Spaces' Map link provided in the Appendix (page 55).

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Respondents overwhelmingly (20%) praised and commented on the beauty of the valley and its coastline, the opportunities to walk, cycle and relax in beautiful surroundings. Their hope for the future was that in fifteen years time these natural elements would remain unspoiled, maintained and enhanced.

FIRST HOUSEHOLD SURVEY - PAGE 18.

Failure to protect the environment, both from natural causes and encroachment through development, had the potential to adversely impact the community and the local economy.

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
NATURAL ENVIRONMENT - PAGE 13.

**SID VALLEY PLACE ANALYSIS**

*"There is therefore an overwhelmingly strong policy context of protection for the AONB landscape which should be reflected within the SVNP..."*

LANDSCAPE IN THE EDLP - 3.2.0

*"The analysis records the contribution of public green spaces."*

KEY TO CHARACTER AREA ANALYSIS - 6.1.0

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPHS 70 AND 72 TO 77.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGY 46 - IMPORTANT LOCAL OPEN SPACES -  
PAGE 169 AND SECTIONS 22.1 TO 22.2.

**POLICY 06: INFILL DEVELOPMENT AND EXTENSIONS**

Development should be designed so as not to significantly, adversely impact on the amenities of its neighbours and should seek to protect any existing trees that contribute to the overall amenity of the area as well as being appropriately landscaped.

Out of town centre development will be expected to provide for sufficient off-street car parking both for occupiers and visitors in line with adopted standards. Development should seek to create safe and accessible environments which seek to design out opportunities for crime and anti-social behaviour.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Responses to questions about the Built Environment clearly indicate that residents value the character of the towns and villages of the Sid Valley.

At the Kennaway House “Have Your Say” event held by the SVNP Steering Group, a number of people identified that garden infill was leading to the character of the town being lost. Participants suggested that if residents were granted permission to build in gardens they should only be allowed to do so conditionally and that off-road parking would be essential.

SECOND HOUSEHOLD SURVEY - QUESTIONS 2 AND 8.

Specifically with regard to protecting trees, 87% of respondents stated that “all trees cut down in the process of development should be replaced by the developer.”

SECOND HOUSEHOLD SURVEY - QUESTION 17.

“Trees and native hedges highlighted as important to preserve the Natural Environment”.

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
PAGE 14 - CLIMATE CHANGE.

**SID VALLEY PLACE ANALYSIS**

There are references to “some unsympathetic and parking dominated pieces of infill” in areas of the Valley - 6.2.2 EASTERN TOWN CENTRE.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

“Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” - PARAGRAPH 53.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

The Policy adds more detail to the requirements of Strategy 6 regarding infill, backland and residential garden development, and is consistent with the text in paragraph 6.22 regarding inappropriate backland development. 22.15, EN10, RC4, RC6, STRATEGIES 6, 7, 8 AND 38.

**POLICY 07: LOCAL DISTINCTIVENESS**

Development proposals which reflect the Design Guidance set out in the Place Analysis will be supported.

All new development, including innovative designs, should be designed to complement and enhance the local distinct character of its immediate locality, reflecting the height, scale, massing, fenestration, materials, landscaping and density of buildings as described in the Character Assessment.

Building heights should not normally be higher than neighbouring properties.



**CHARACTER ANALYSIS - ESPLANADE**

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

In the First Household Survey over half the replies identified the design, size and location of new housing as one of their top three priorities for the Neighbourhood Plan.

Nearly all respondents (98%) were adamant that *“the historic appearance and local distinctiveness of Sidmouth and the Sid Valley”* should be retained. Almost all respondents (92%) felt that *“the Neighbourhood Plan should produce local design guidance for all future developments.”*

SECOND HOUSEHOLD SURVEY - QUESTIONS 8 AND 9.

**SID VALLEY PLACE ANALYSIS**

2.2.0 THEME: Our Built Environment: Design Qualities

*“A design-led Place Analysis can help define what is special about a place, how qualities are valued by people and their priorities for protecting assets.”*

INFORMING A VISION AND DESIGN PRINCIPLES - 1. 2. 3.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPH 58.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

*“Development will need to be undertaken in a manner that is sympathetic to and helps conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of East Devon, in particular in AONBs.”* (Strategy 46 Landscape Conservation and Enhancement and AONBs)  
*“Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon’s towns and villages retain their intrinsic physical built qualities.”*

STRATEGY 48.

DEVELOPMENT MANAGEMENT POLICY -

D1, 3.11 (P.16), 18.33 (A) (P.136), 18.55 (P.147), 18.58 (P.147)

**POLICY 08: LIGHT POLLUTION****POLICY JUSTIFICATION**

There will be a general presumption against all outdoor lighting (both ambient and floodlight) outside the settlement areas, unless there is overwhelming operational requirement and the illumination has been designed to minimise light spillage and is restricted as to hours of usage.

**SID VALLEY CONSULTATION**

87% were in support of ensuring that light pollution is minimised outside of the Built Up Area Boundary throughout the Sid Valley.

SECOND HOUSEHOLD SURVEY - QUESTION 13.

.....  
**NATIONAL PLANNING POLICY FRAMEWORK** (NPPF)

PARAGRAPH 125.

.....  
**EAST DEVON LOCAL PLAN POLICIES** 2013 - 31

ENVIRONMENTAL POLLUTION - 22.18 - PAGE 176.

*“Devon’s towns and villages retain their intrinsic physical built qualities.”*  
 STRATEGY 48.

DEVELOPMENT MANAGEMENT POLICY D1, 3.11 (P.16),  
 18.33 (A) (P.136), 18.55 (P.147), 18.58 (P.147).

**POLICY 09: ENERGY EFFICIENCY**

All new buildings apart from residential development should demonstrate the sustainability performance as laid out in the EDLP:

**Low Carbon Buildings:** To meet statutory climate change obligations each development will have to demonstrate an efficient use of resources and energy over the life of the building. New buildings and extensions should meet the latest sustainability standards, such as the environmental assessment BREEAM.

Innovative approaches to the construction of low carbon buildings will be supported such as Passive Building Design and other sustainable construction methods including renewable energy systems.

**Building Refurbishment (and extensions):** The sensitive retrofitting of energy efficiency measures and the appropriate use of renewable energy in existing buildings will be encouraged, providing it will not harm the character and fabric of the historic property (refer BREEAM Refurbishment).

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Respondents (92%) support for SVNP to provide design guidance within a Neighbourhood Plan

SECOND HOUSEHOLD SURVEY - QUESTION 9.

Energy efficiency should be considered in terms of the sustainable development in the valley

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
NARRATIVE ANALYSIS - PAGE 12.

**SID VALLEY PLACE ANALYSIS**

*“Design qualities inside the settlement boundaries should be landscape-led in their design and energy efficient.”*

2.2.0 THEME - OUR BUILT ENVIRONMENT.

*“Design guidance for developers of employment space should be that modern construction is fit for purpose, energy efficient and in sympathy with their setting.”*

2.7.0 THEME - ECONOMIC RESILIENCE.

*“Development should maximise opportunities to achieve energy efficiency.”*

8.2.0 DESIGN PARAMETERS - OUR BUILT ENVIRONMENT.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPHS 6 TO 10 AND SECTION 10 -  
MEETING THE CHALLENGE OF CLIMATE CHANGE - PARAGRAPHS 93 TO 99.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

CLIMATE CHANGE AND RENEWABLE ENERGY - 17.1, 17.5, 17.26.

## COMMUNITY ACTIONS - BUILT AND NATURAL ENVIRONMENT

### COMMUNITY ACTION BN01: BIODIVERSITY

To create and implement a Biodiversity Action Plan for the Sid Valley.

### COMMUNITY ACTION BN02: WILDLIFE ECO-CORRIDORS

Raise awareness and encourage the creation of nature trails and linear parks to encourage bio-diversity.

To support wildlife, encourage planting and landscaping along the rivers and streams in the Sid Valley. Along the River Sid provide fish passes and ladders over the weirs.

### COMMUNITY ACTION BN03: RETAIN THE TREE CANOPY

To maintain and expand the Sid Valley's tree canopy:

- By raising awareness of its importance.
- By initiating and managing tree planting programmes.

### COMMUNITY ACTION BN04: PROMOTE THE SID VALLEY IN BLOOM

Help to develop a sense of Pride of Place by encouraging a whole community approach to higher standards of community horticulture and improvement of the visual appearance of public spaces

RESPONSIBILITY: STC, EDDC, Sidmouth Arboretum, Sidmouth in Bloom, Friends of the Byes, SVA, Vision Group.

### COMMUNITY ACTION BN05: GARDENS AND BOUNDARIES

To maintain the green boundaries between existing housing and all new building developments; to protect and encourage hedging and green space in gardens; to discourage impervious surfaces in gardens and driveways

RESPONSIBILITY: STC, EDDC, Sidmouth Arboretum, Sidmouth in Bloom, Friends of the Byes, SVA, Vision Group

### COMMUNITY ACTION BN06: FLINT WALLS

To maintain and preserve the existing flint walls in the Sid Valley

RESPONSIBILITY: STC, EDDC, SVA, Vision Group.

## HOUSING

### INTRODUCTION

The Sid Valley is surrounded by and afforded a certain amount of protection by Areas of Outstanding Natural Beauty, which enhances the appeal of the Sid Valley and is often cited as a major reason for people wishing to live here.

It has become clear from consultations that a '*brownfield first*' policy is favoured – that is, within the Built Up Area Boundary - rather than development within the Sid Valley's open countryside to ensure that the very essence of the Sid Valley is retained.

The survey evidence also makes clear that there is a need in the Sid Valley for a sensitive increase in housing numbers suitable for the needs of the population, to maintain the Valley as a vibrant and aspirational place to live and work.

The Sid Valley has the largest number of second homes in the District and consultations reflect widespread concern that any new housing should be made available to those wishing to make the Valley their permanent home.

Aims – to ensure the following:

1. The housing needs of the local community are met with policies that promote balanced growth.
2. Policies should enable and support sustainable development that is appropriate for the future needs of the Sid Valley's community and age groups, whilst ensuring all development is sympathetic to the protection of the AONB and the preservation of the architecture and infrastructure of the town and villages of Sid Valley.

3. The development of brownfield sites (previously developed land) will be supported subject to appropriate environmental safeguards, whilst the development of AONB sites will be resisted and planning permission refused, unless it is demonstrated that there are no other suitable brownfield sites available to meet proven local need.
4. If planning permission for any new builds is granted, then there should be a requirement for an element of social housing to be included in that development. Requests for developments that are wholly social housing will be supported.
5. The Place Analysis provides the basis on which to measure impact of new development in the Sid Valley - and it is important that the character of the BUAB and the rural parts are maintained. Developers will be expected to provide adequate justification in design terms through Design Statements and impact analysis such as Landscape Visual Impact Assessments for new housing schemes including infill plots.
6. Exceptional housing schemes such as self-build and cohousing are welcomed but only where they demonstrate excellence in design or sustainability and promote the opportunity for community based solutions to meeting housing need. These are welcomed within the BUAB but will need careful examination outside the BUAB.

**POLICY 10: HOUSING SITES**

Proposed sites for new housing development in the Sid Valley (as defined by the East Devon Local Plan), will be required to meet the following criteria:

- Be to a scale that is appropriate to the site and meets the characteristics of its location as set out in the Place Analysis, 2017.
- Provide through the payment of the Community Infrastructure Levy, adequate infrastructure, based on impact on community facilities, schools, doctors and on sewerage, bus services and highways.
- If inside the BUAB, be restricted to brownfield sites.
- If outside the BUAB, be limited to replacement dwellings, exception sites and housing for rural workers as covered by Policy H4 of the EDLP.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

In the replies to the Second Household Survey as to where any building outside the BUAB should take place, only a very small proportion of respondents identified any such sites. In fact the most popular response to this question was that any new housing should be in “brownfield sites, within the BUAB”.

**SID VALLEY PLACE ANALYSIS**

*“The mix of housing desirable for new sites should consider if housing sites in the Local Plan are enough for future growth and population mix.”*

2.4.0 THEME - HOUSING.

The six Character Areas provide a template to bring forward housing of an appropriate design to suit its setting, making reference to Building for Life 12 and Manual for Streets in particular.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPHS 16, 48, 50 AND 58 PROVIDE THE NATIONAL PLANNING CONTEXT FOR DESIGN POLICY IN NEIGHBOURHOOD PLANS.

In particular, paragraph 50 states:

*“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: where they have identified that affordable housing is needed, set policies for meeting this need on site.”*

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGY 26 - DEVELOPMENT AT SIDMOUTH.

**POLICY 11: AFFORDABLE HOUSING**

On schemes of eleven units or more and between six to ten if in the AONB, a minimum of 50% of homes must be affordable which will include:

- 70% social or affordable rented accommodation, all of which is to be tenure blind and ‘pepper potted’ throughout the development.
- 30% intermediate or other affordable housing, for example shared ownership or shared equity, all of which is to be tenure blind and ‘pepper potted’ throughout the development.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

In all surveys undertaken by the SVNP Steering Group consistent mention was made of the issue of younger people being unable to access the housing market, with prices inflated by the influx of older retired people relocating to the Valley.

In the Second Household Survey, the top three ‘types of new houses needed’ were: ‘affordable housing - to buy or to rent’ (33%), two or three bedroom houses (19%) and sheltered accommodation (15%), while 8% wanted no new housing at all - QUESTION 34.

This was reinforced by respondents wanting a mix of open/affordable, but with the clear emphasis on affordable - QUESTION 40.

As for type of tenure, most identified ‘shared ownership’, with owner-occupier and social rented not far behind - QUESTION 42.

**SID VALLEY PLACE ANALYSIS**

“To meet the needs of our community the Sid Valley requires carefully balanced development providing suitable affordable housing for residents both young and old.”

1.1.0 THE SID VALLEY NEIGHBOURHOOD PLAN VISION.

1.1.1 THE CONTEXT FOR OUR VISION.

*“The built environment can better meet multi-generational community needs by > getting the infrastructure right, by balancing transport needs and affordable housing.”*

2.2.0 THEME - OUR BUILT ENVIRONMENT.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

*“To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.”*

PARAGRAPH 47 - DELIVERING A WIDE CHOICE OF HIGH QUALITY HOMES.

## POLICY 11: AFFORDABLE HOUSING - POLICY JUSTIFICATION - CONTINUED

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF) - CONT

*"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified." - PARAGRAPH 50.*

### EAST DEVON LOCAL PLAN POLICIES 2013 - 31

This policy conforms to Strategy 4

### HOUSING NEEDS SURVEY (HNS)

The Housing Needs Survey states that there is 'a significant need for social rented and intermediate affordable housing', especially 'low income households with children (working or not), and low income older people'.

*'There is also scope for affordable housing based on home ownership whether shared ownership or discounted sale in perpetuity by means of a restrictive covenant.'* - OVERALL CONCLUSIONS - PARAGRAPHS 3.23, 5.15 AND 5.23.

From the Housing Needs Survey in detail:

*"The need for additional market and affordable housing is significant",*

*"planned additional supply is unlikely to meet future local need moving forward" and "even if additional allocations are made, unless these dwellings are affordable to local households and suited to their needs local households will not benefit from this additional supply." (Overall Conclusions)*

*"...conditions exist in Sidmouth for there to be a significant need for social rented and intermediate affordable housing due to the profile of the housing stock in terms of size and price and the existence of groups of lower income people who either need a home or are unsatisfactorily housed."* -

PARAGRAPH 3.23.

*"...two groups that are particularly vulnerable to being in need of affordable housing; low income households with children (working or not), and low income older people." - PARAGRAPH 5.15.*

*"We believe that there is a role for sub-market housing for sale aimed at younger households like the government proposed starter home scheme. There is also scope for affordable housing based on home ownership whether shared ownership or discounted sale in perpetuity by means of a restrictive covenant." - PARAGRAPH 5.23.*

**POLICY 12: HOUSING BY NUMBER OF BEDROOMS****POLICY JUSTIFICATION**

All new developments of eleven or more homes must meet the following requirements:

The percentage of one, two, three and four bedrooms homes on any development shall be as follows:

Market housing:

- One and two bedroom homes = 60%
- Three and four bedroom homes = 40%
- Intermediate housing for sale:
  - One-bedroom = 50%
  - Two-bedroom = 40%
  - Three-bedroom homes = 10%

Social and affordable rented housing:

- One-bedroom = 50%
- Two-bedroom = 30%
- Three-bedroom homes = 20%

**SID VALLEY CONSULTATION**

The requirement for property size in the intermediate housing market is mainly one and two bedroom units to meet the needs of concealed households and those who are unable to access the market sector as a first-time buyer. There is a small level need for some three-bedroom units from existing households often due to relationship breakdown.

A property size target of 50% one bedroom, 40% two bedroom and 10% for three bedroom units should be set to meet the requirements of households in this sector.

SECOND HOUSEHOLD SURVEY - QUESTION 34.

**SID VALLEY PLACE ANALYSIS**

*“The built environment can better meet multi-generational community needs by providing a mix of housing tenure types including ‘lifetime homes’ and ‘self-build.’”*

2.2.0 THEME - OUR BUILT ENVIRONMENT.

*“The mix of housing desirable for new sites”*

2.4.0 THEME - HOUSING.

*“Does the development have a mix of housing types and tenures that suit local requirements?”*

9.0 BUILDING FOR LIFE 2016 - INTEGRATING INTO THE NEIGHBOURHOOD - MEETING LOCAL HOUSING REQUIREMENTS.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Conforms to the 12 core planning principles contained in paragraph 17 of the NPPF, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 - particularly in relation to the formation of Neighbourhood Plans:

*“a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”*

## POLICY 12: HOUSING BY NUMBER OF BEDROOMS - POLICY JUSTIFICATION - CONTINUED

### EAST DEVON LOCAL PLAN POLICIES 2013 - 31

This policy conforms to Strategy 26 and Strategy 34

### STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

In view of the projected future increases in the older population, it is now even more important that initiatives to address under-occupation should play an important role in meeting the need for family sized properties. The SHMA emphasises that this is particularly important in the social and affordable sector where new supply is constrained. New social or affordable rented delivery should be linked to the strategies for older people and target under occupied three and four-bedroom units to help address the needs of larger families, especially those who are overcrowded. Given that household growth will be mostly from smaller households, it is considered that smaller units will play a key role in meeting future market housing requirements. The delivery of these smaller units within the market sector will be important in addressing a more balanced type and size stock mix. The SHMA advises that low cost market housing does not however represent affordable housing within the planning definition, specifically confirmed in the NPPF. These are 'starter' homes and are part of the general market.

The SHMA states that the major difficulty and challenge for this sector is affordable within the housing market; these are for concealed households forming their own household. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing. The SHMA states that intermediate affordable housing can include shared ownership, shared equity or discounted market housing and initiatives such as Help to Buy.

### HOUSING NEEDS SURVEY (HNS)

The HNS indicates that there is a higher need for two bedroom units to create a better choice of housing and to address the increasing need for smaller properties due to demographic and household formation change. It is therefore a requirement that the mix of housing will be 60% one or two bedrooms and 40% three/four bedrooms in the market sector to provide a better balanced housing stock.

**POLICY 13: LOCAL CONNECTION**

The eligibility for affordable housing will be administered by East Devon District Council as the Housing Authority. The definition of local need is therefore laid down by the Council's Allocation Framework. However, priority will be given to people who can demonstrate a local connection to the parish of Sid Valley in the first place.

**SIDBURY****POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

The Second Household Survey and other local consultations show that there is concern that “local people” are being priced out of “open market” housing: 70% made clear that any housing beyond the 100+50 quota specified in the Local Plan should be for local people and should not be on the open market – QUESTIONS 35 AND 36.

**SID VALLEY PLACE ANALYSIS**

“Integrating into the Neighbourhood” – POINTS 1-4 OF 9.0 – PAGE 47.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.”

DEFINITION – ANNEX 2 – GLOSSARY.

**EAST DEVON LOCAL PLAN POLICIES 2013 – 31**

STRATEGY 34.

**POLICY 14: PRINCIPAL RESIDENCY**

Any new open market housing, excluding replacement dwellings will only be supported when it is restricted to being used as a Principal Residence and not as a 'second home', in that the occupier uses it as their main residence regardless of who owns the Freehold.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

When asked in the Second Household Survey, 1542 (83%) of the respondents agreed with the wording as laid out in this policy; 194 (10%) disagreed and 124 (7%) did not answer the question.

This was out of a total of 1860 replies. (QUESTION 37) These responses are in line with other comments received during the numerous consultations with the public.

**SID VALLEY PLACE ANALYSIS**

*"The built environment can better meet multi-generational community needs by not having a bias to second homes and the older generation."*

2.2.0 THEME - OUR BUILT ENVIRONMENT.

*"The mix of housing desirable for new sites should consider resisting second/holiday homes where family homes are in short supply"*

2.4.0 THEME - HOUSING.

*"The cultural offer of Sidmouth can be extended through the seasons, by resisting the increase in second homes."*

2.6.0 THEME - COMMUNITY AND CULTURE, YOUNG PEOPLE.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Cornwall County Council, which has supported such a policy, has stated:

*"The NPPF does not make any allowance in its assessment of objectively assessed need relating to the impact that second or holiday homes may have on an authority's housing target. The NPPF is clear that demographic and economic requirements form the basis of objectively assessing the need for housing in an area and this does not make any adjustment for competition for housing from second home owners."*

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**COMMUNITY ACTIONS - HOUSING**

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**COMMUNITY ACTION H001: SELF-BUILD HOMES**

Self-build homes will be supported, especially when locally-tied and affordable.

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**COMMUNITY ACTION H002: LOCALLY SOURCED MATERIALS**

Locally sourced materials will be encouraged where possible.

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**COMMUNITY ACTION H003: COMMUNITY-LED HOUSING**

Community-led housing projects will be encouraged.

RESPONSIBILITY: STC, EDDC, Developers.

## ACCESS AND CONNECTIVITY

### INTRODUCTION

The SVNP aims to provide a variety of travel choices, for the benefit of health, the natural environment and air quality. Over the plan period, the aims is to ensure pedestrian friendly town and village centres, improved and reasonably charged parking, better managed HGV traffic and improved cycling facilities.

The Sid Valley is a popular tourist destination but with with no rail connectivity and a reliance on car-based visitor traffic peaking in the summer months. Public transport in the Sid Valley is provided by a bus service, shuttle bus service, taxis and charities. Events such as Sidmouth Folk Week and the Red Arrows display increase the population by thousands for the duration of these events, adding a burden to the road network. A Park and Ride is needed to relieve the pressure on Sidmouth's roads and car parks.

In addition, there is pressure from commuter traffic. Along with Axminster, Sidmouth is the only other town in East Devon with net 'in-commuters' with people travelling in from neighbouring towns needing to park. As a consequence, car parking in the centre of Sidmouth is particularly well used by visitors and residents and is busy throughout the year. There is limited on-street parking in the town centre and on the esplanade and the two car parks along the esplanade are frequently full, especially during the summer season.

Commercial traffic serving the retail and hospitality industry, brings its own problems in terms of congestion, that can be unpleasant for pedestrians, cyclists, mobility scooter and wheelchair users.

The A3052 is busy and can be dangerous to cross and there have been several accidents over the years on this road. The Sid Valley has several roads in Sidmouth, Sidbury, Sidford and Salcombe Regis that are largely without pavements and with no provision for safe cycling or walking. Cycling and pedestrian paths are encouraged, the route from Sidford to Salcombe Road along the Byes for example is widely used by all demographics. There is considerable support amongst the community for the creation of an integrated traffic management system to provide a range of transport and route choices, alleviate reliance on narrow streets and pavements, and allow freer, safer movement in the town centre, supporting the health and wellbeing of the community and enabling the economy to thrive.

Aims – to ensure the following:

1. To develop a parking strategy that addresses current issues of congestion and relieves pressure on the Sid Valley, the town centre and villages.
2. To connect the communities of the Sid Valley, making them accessible to all ages and abilities.
3. Enable a mixed use of public transport, motorised and non-motorised vehicles, cycling, skateboards and walking that will enhance physical and mental wellbeing, contribute to healthy lifestyles, improve air quality and improve safe movement throughout the Sid Valley.
4. To protect green spaces and develop shared paths for use by pedestrians, cyclists, mobility scooters, skateboarders to connect our communities (Salcombe Regis, Sidbury, Sidford, Sidmouth) throughout these green spaces.

**POLICY 15: PARK AND RIDE**

A scheme for a park and ride, including park and change, on the outskirts of Sidmouth will be supported provided that it meets the following conditions in full:

- It does not have an adverse impact on the landscape of the AONB.
- It does not have an adverse impact on residential amenity.
- It provides travel interchange opportunities for bus, car, cycling.
- Highway safety is met in full.
- Sustainable urban drainage is provided.
- A lighting scheme which minimises any impact on dark skies is provided.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Proposals by EDDC in the Local Plan to create an out of town park and ride scheme have the support of 83% of respondents

SECOND HOUSEHOLD SURVEY - QUESTION 46.

**SID VALLEY PLACE ANALYSIS**

Justification on Park and Ride.

SECTION 7.3

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

*"Promoting sustainable transport"*

PARAGRAPHS - 4, 29, 30, 34, 35, 38 AND 40.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Park and Ride and Park and Share / Change -  
POLICY TC6.

**POLICY 16: LOSS OF PARKING**

If a development results in the loss of off-street parking, there will be an expectation that alternative off-street parking will be provided.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

85% of respondents are in favour of retaining car parking spaces in the town centre

SECOND HOUSEHOLD SURVEY - QUESTION 25.

.....  
**NATIONAL PLANNING POLICY FRAMEWORK** (NPPF)

Promoting Sustainable Transport - PARAGRAPHS 4 AND 40.

.....  
**EAST DEVON LOCAL PLAN POLICIES** 2013 - 31

*"Spaces will need to be provided for parking of cars and bicycles in new developments"* -

POLICY TC9.

**POLICY 17: SHARED USE PATHS**

Any new housing developments shall be designed to incorporate shared use paths for pedestrians and cyclists. Where appropriate these shared use paths should link with existing shared use paths or pavements, dependent on highway standards. Designs where bikes can be separated from pedestrians or shared surfaces where cars are integrated will be supported.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

80% respondents support improved cycle ways linking Port Royal and the Byes.

92% respondents support the creation of paths on all new housing development for pedestrians, cyclists and mobility scooters to link with existing paths in the Sid Valley.

78% support pedestrians and cyclists being given greater priority in the town centre

SECOND HOUSEHOLD SURVEY - QUESTIONS 16, 27 AND 47.

**SID VALLEY PLACE ANALYSIS**

5.3.0, 7.3.0, 7.4.0

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPHS 29, 30 AND 35.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

TC2, 3 AND 4.

**SUSTRANS STUDY 2017**

CYCLE NETWORK STUDY - SIDMOUTH AND EAST DEVON.

## COMMUNITY ACTIONS - ACCESS AND CONNECTIVITY

### COMMUNITY ACTION AC01: CROSSING OVER THE A3052

Encourage the development of a safe pedestrian/cycle crossing over the A3052 between the Bowd and Woolbrook Junction to link with the planned Otter Trail which proposes a multi-use shared trail between Sidmouth and Feniton which broadly follows the route of the dismantled railway. Supported by the Sustrans Study 2017 Report.

### COMMUNITY ACTION AC02: TOWN CENTRE

Encourage greater priority to be given to pedestrians and cyclists in parts of the town centre to improve safety and enjoyment of the town.

### COMMUNITY ACTION AC03: SIDBURY TO SIDFORD PATHWAY

Give support to a shared pathway for pedestrians and cyclists from Sidbury to Sidford, which will cross the tiger crossing in Sidford and link with the Byes.

### COMMUNITY ACTION AC04: BYES TO PORT ROYAL PATHWAY

Development of a 'green corridor' and improved cycle pathways following the River Sid between the Byes and Port Royal.

### COMMUNITY ACTION AC05: OLD RAILWAY LINE

The route from the former site of the Sidmouth Railway Station along the disused track to the A3052 should be protected from encroachment or development in order to reserve the land for a proposed Otter Trail.

### COMMUNITY ACTION AC06: TRAFFIC FLOW THROUGH THE SID VALLEY

Flow of traffic through the Sid Valley should be reviewed by a Devon County Council (DCC) Integrated Transport Study to take into account normal traffic flow and exceptional traffic flow during events. The DCC Transport portfolio holder has committed to conducting this study in January 2018. The findings of the Sid Valley Neighbourhood Plan and Sustrans Study 2017 should also inform the Integrated Transport Study.

### COMMUNITY ACTION AC07: RESIDENTIAL PARKING

Provision of adequate parking for residents is supported:

- All new development in the Sid Valley resulting in loss of existing residential parking for permit holders should provide alternative residential parking.

### COMMUNITY ACTION AC08: A NEW VISION FOR CAR PARKS

The following initiatives are supported:

- Provision of adequate secure visitor parking.
- Provision of commercial parking for larger vehicles (coaches, lorries, motorhomes, boats and trailers) to alleviate congestion and damage to narrow town centre roads.
- The installation of charge points for electric vehicles.

RESPONSIBILITY FOR COMMUNITY ACTIONS 01 TO 08:

STC, EDDC, DCC, Otter Trail and Sid Valley Links Community Groups.

## ECONOMIC RESILIENCE

### INTRODUCTION

An economy may be considered resilient when it is able to recover from or adjust to the effects of adverse setbacks or shocks to which it may be inherently exposed locally, from further afield, or caused by changes in consumer expectations. In consultation with residents, business and special interest groups we have identified key strengths which should be preserved, and issues which need to be addressed to ensure the future vitality of our community in its broadest sense.

In this section we present policies which are derived from public feedback to consultations, where they relate to our use of land, aligned with Community Actions which together address the economic diversity criteria of our vision. Our goal, in conjunction with Sidmouth Town Council, EDDC, the private sector and our dynamic volunteer community is to set out the key measures which will maintain and improve our diverse economy within the plan period.

Aims - to ensure the following

1. Visitor Economy: Maintain and develop a competitive position as a year-round destination for visitors from the UK and abroad; support and promote existing and new festival events.
2. Retail: Preserve and promote our distinctive shopping environment.
3. Inward Investment: Promote our strong work-life balance to attract entrepreneurs and families; support applications enabling home-working.
4. Business Infrastructure: Encourage and support development of existing land allocated for business use, with emphasis on small-scale units offering flexible space for start-ups, skilled/higher-wage/internet age small businesses.
5. Employment: Encourage and support business diversification to provide attractive careers and job options for people of working age, including school leavers.
6. Self Sufficiency: Encourage and support generation of renewable energy resources; continue to develop our status as a Transition Town.



**POLICY 18: NEW RETAIL AND COMMERCIAL DEVELOPMENT****POLICY JUSTIFICATION**

Proposals for new retail and commercial facilities, extensions and/or alterations to existing facilities that serve the local community and visitors will be supported on sites within the BUAB – provided they meet the following criteria in full:

- A.** The development of a new building should not have an adverse impact on the special character of the area's natural and built environments.
- B.** The proposal will be well related to the built form of the settlement and close to existing development.
- C.** The site is accessible by a variety of types of transport, including walking and cycling and the amount of traffic generated by the proposal could be accommodated on the local highway network without detriment to road safety.
- D.** The proposal would not be significantly detrimental to the amenity of neighbouring residents.
- E.** The proposal does not have a negative impact on (i.e. significantly reduce the viability of) existing local businesses or community services.

**SID VALLEY CONSULTATION**

FIRST HOUSEHOLD SURVEY - 5.4.1 PAGE 18 - 5.4.6 PAGE 23 PARAGRAPH 3.  
SECOND HOUSEHOLD SURVEY - QUESTIONS 8 AND 9.

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
PARAGRAPH 1 - PAGES 8 AND 11.  
PARAGRAPH 4 - PAGES 23 - 5.1.  
PARAGRAPH 2 - PAGE 11.

KENNAWAY HOUSE "Have Your Say Event".

**SID VALLEY PLACE ANALYSIS**

PAGE 8 - 22.0 - PARAGRAPH 3.  
PAGE 9 - 2.5.0 - PARAGRAPH 1 TO 2.7.0.  
PAGE 40 - 71.0.  
PAGE 44 - 81.0.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPH 17.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Key Issues and Objectives: 1. Jobs and Economic Growth. Strategy 3 - Sustainable Development, d) Employment, Economic Development, Retail and Tourism - PAGE 193 ONWARDS.

Note: Part Two – Development Management Policies p.159 states:  
"Through a Neighbourhood Plan a Parish Council ... can produce a local plan for their area that supersedes some or all of the policies in this part of the local plan."

**POLICY 19: FACILITATION OF HOME WORKING****POLICY JUSTIFICATION**

Proposals for house extensions and/or conversions of existing domestic buildings to allow for home-working will be supported provided that the following conditions are met in full:

- A.** The property will continue to be used as the main private residence.
- B.** The impact on the amenity of adjoining properties is acceptable in terms of siting, scale and design.
- C.** That it respects the character of the surrounding area, including any historic and natural assets. and,
- D.** The proposal would not be detrimental to the amenity of neighbouring residents by reason of increase in traffic, numbers of people visiting or activities unusual in a residential area.
- E.** Will not create disturbance for neighbouring residents at unreasonable hours or create other forms of nuisance such as noise or smells. Conditions to prevent the subsequent conversion of such accommodation to separate residential use will be applied.

**SID VALLEY CONSULTATION**

FIRST HOUSEHOLD SURVEY - 5.4.4 ECONOMIC RESILIENCE - PAGES 19 AND 20.  
 SECOND HOUSEHOLD SURVEY - QUESTIONS 8, 9, 50 AND 51.  
 BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
 5.1 - PARAGRAPH 2 - PAGE 11.

KENNAWAY HOUSE "Have Your Say Event".

**SID VALLEY PLACE ANALYSIS**

Economic Resilience: *"new mixed development should... consider the values of homeworking to the economic vibrancy of the Sid Valley, support places where networking can be encouraged, particularly for semi-retired, voluntary and professional people who work from home"* - 8.0 - page 48.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Core Planning Principles PARAGRAPH 17, Ensuring the Vitality of Town Centres 23 onwards, Supporting a Prosperous Rural Economy, 28.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Thriving Communities - SECTION 16.

**POLICY 20: EMPLOYMENT LAND - BROWNFIELD SITE PRIORITISATION**

Change of use of properties and premises allocated for business in the Local Plan such as the Alexandria Road Industrial Estate will be refused unless the new use provides or creates employment, with the following provisos:

- A.** That where no occupier has been found for vacant premises which have been marketed for at least twelve months, proposals for alternative use will be considered.
- B.** That it excludes change of use to retail, unless required for ancillary use to serve the business needs of the community, or residential uses, even where these provide or create employment.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

FIRST HOUSEHOLD SURVEY -  
PAGE 15 - 5.2.3.  
PAGE 19 - QUESTION 5 - 5.4.4.

SECOND HOUSEHOLD SURVEY - QUESTION 50 TO 53.

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
5.1 - PARAGRAPH 2 - PAGE 11.  
5.4 - PARAGRAPH 5 - PAGE 16.

**SID VALLEY PLACE ANALYSIS**

PAGE 8 - 2.2.0 - BULLET 2  
PAGE 9 - 2.7.0.  
PAGE 44 8.1.0 - MANAGING FUTURE DEVELOPMENTS.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

CORE PLANNING PRINCIPLES - PARAGRAPH 17 - BULLET 3.  
BUSINESS - PAGE 39 - PARAGRAPHS 160 AND 161.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

VISION - PAGE 85 - 8.6 (E), PAGE 99 - 16.9, PAGE 100 - 16.12.  
STRATEGY 31 - PAGE 101 - 16.14 AND 16.15.  
STRATEGY 32 - PAGE 90 - B) AND D).

**POLICY 21: RENEWABLE ENERGY AND LOW CARBON ENERGY PROJECTS**

Renewable energy and green employment initiatives will be supported and encouraged. The provision of small/domestic scale renewable energy projects within the Sid Valley or associated schemes for renewable energy facilities will be supported subject to the requirements in the Local Plan, comply with any relevant policies in this Neighbourhood Plan provided that any such initiatives:

- A.** Would not adversely affect areas which are of nature conservation importance.
- B.** Would not adversely affect the quality and character of the landscape.
- C.** Would not result in irreversible loss of the best and most versatile agricultural land.
- D.** Would not affect the safety of residents or other users of the countryside.
- E.** Would not cause significant nuisance to neighbours or any neighbouring amenity.
- F.** Could be satisfactorily accommodated on or close to the existing rural road network without the need for significant changes, which would affect the character of the surrounding area.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

BUSINESS AND SPECIAL INTEREST GROUPS SURVEY -  
PAGE 17 - PARAGRAPH 4 AND PAGE 15 - CLIMATE CHANGE.

**SID VALLEY PLACE ANALYSIS**

Design Parameters -  
PAGE 47 - 8.2.0:  
*"Development should... Maximise opportunities to achieve energy efficiency."*

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Definition of *"sustainable development"*.  
PARAGRAPHS 6 TO 10.

Planning practice guidance for renewable and low carbon energy  
PAGE 4 - PARAGRAPH 5.  
PAGE 6 - PARAGRAPH 17.  
PAGE 7 - PARAGRAPHS 18 AND 19.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/225689/Planning\\_Practice\\_Guidance\\_for\\_Renewable\\_and\\_Low\\_Carbon\\_Energy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf)

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Climate Change and Renewable Energy: Climate Change and Low Carbon Development - PAGE 117 - CHAPTER 17:  
17.1 - *"generation of energy from renewable sources"*,  
17.5 - Low Carbon Economy.  
PAGE 121 - 7.27 - *"decentralised energy networks, or renewable energy schemes"*.

POLICY 7 - STRATEGY 39 - Renewable Energy and Low Carbon Energy Projects.  
PAGE 121.

## COMMUNITY ACTIONS - ECONOMIC RESILIENCE

### COMMUNITY ACTION ER01: MAKING MAXIMUM USE OF LAND RESOURCES

- Encourage and work towards the transfer of derelict and/or underutilised assets from EDDC to STC, where these assets, if developed, could bring economic benefits to the Sid Valley.
- Prepare a list of such assets, evaluate existing EDDC proposals for development, if any, and establish and empower a working group to achieve optimum results.
- Support proposals which provide space for suppliers of goods and services which contribute to making the Sid Valley self-sufficient and self-sustaining. Provided that any such activities ensure that:
- No loss of habitable dwelling, residential or visitor amenity will result
- Development will integrate with and contribute to the vitality of the community and conform with the local character of the built and natural environments
- Development will not have an adverse effect on road safety or create high levels of traffic on roads in the area that are not suitable.

**RESPONSIBILITY:** Led by STC, in association with EDDC/DCC together with selected national and local groups which may include: coastal organisations and groups, Chamber of Commerce, Vision Group for Sidmouth.

### COMMUNITY ACTION ER02: SUPPORTING DIVERSIFICATION OF OUR TOURIST OFFER

- Build on the year-round tourism/culture/education offer with festivals e.g. science, walking, literary, Sea Fest etc. Develop a cultural 'festival' identity. Set up a group of volunteers and key people to take this forward and liaise with STC, EDDC, DCC and developers of Port Royal to ensure the community aspect of the site is safeguarded and enhanced.
- Create and promote a distinctive brand identity for the town, villages and countryside of the Sid Valley.
- Promote the Natural and Built Environments, Coastal and Rural Location and Heritage architecture as a year-round destination for tourism, festivals and events.
- Support existing and newer festivals which encourage tourism, particularly in the shoulder seasons and investigate a means of sharing organisers overhead burden
- Support and encourage activities for sport and recreation which make use of our maritime location
- Engage with existing local, regional and national initiatives providing access to resourcing, marketing technology and funding aimed at encouraging tourism in coastal communities.
- The NP recognises the importance of hotel and holiday accommodation to the local economy and identity of the Sid Valley and the need to resist its loss.

**RESPONSIBILITY:** Led by STC, in collaboration with EDDC/DCC together with selected national and local groups which may include: coastal organisations and groups, Chamber of Commerce, retailers, small businesses, hoteliers, holiday accommodation businesses, related organisations, Vision Group for Sidmouth.

## COMMUNITY ACTIONS - ECONOMIC RESILIENCE

### COMMUNITY ACTION ER03: RESIDENTIAL PROFILE AND EXPANSION OF EMPLOYMENT

- Promote the Sid Valley as a multigenerational community and thriving area in which to live and work and an area which encourages and supports enterprise, innovation and new ideas, hubs, shared space and resources.
- Encourage businesses which provide 'interesting jobs' i.e. varied employment that goes beyond the retail, care and hospitality sectors which will enable young people to remain in the Sid Valley beyond their education.
- Encourage young people friendly shops and restaurants that welcome young people and are designed to meet their needs and are affordable.

**RESPONSIBILITY:** Led by STC, in collaboration with EDDC/DCC together with selected national and local groups which may include: Chamber of Commerce, retailers, small businesses, related organisations, Vision Group for Sidmouth.

### COMMUNITY ACTION ER04: SUPPORT EXISTING BUSINESSES AND INSTITUTIONS

- Which represent our maritime and fishing heritage and coastal location
- Continue to support the Shop Locally concept in support of local retailers.
- Encourage and support existing and new social enterprises for the benefit of the community.
- Resist out of town developments which would result in loss of footfall and trade in town centres.

**RESPONSIBILITY:** Led by STC, in collaboration with EDDC/DCC together with selected national and local groups which may include: Chamber of Commerce, retailers, small businesses, hoteliers, holiday accommodation businesses, Vision Group for Sidmouth/Sustainable Sidmouth.

### COMMUNITY ACTION ER05: SUPPORT, FOSTER AND DEVELOP OUR ENTREPRENEURIAL CULTURE

- Support the creation of facilities such as work hubs/shared spaces and premises for STEAM businesses/start-ups - Science, Technology, Engineering, Arts, Mathematics and spaces for existing Sid Valley industries/light industry/essential services.
- Encourage a buy local ethos within East Devon.
- Encourage businesses into the area including technology and internet based industries.

**RESPONSIBILITY:** Led by STC, in collaboration with EDDC/DCC together with selected national and local groups which may include: Chamber of Commerce, retailers, small businesses, Enterprise Adviser Network and related organisations, Vision Group for Sidmouth

### COMMUNITY ACTION ER06: STATUS AS A TRANSITION TOWN

- Encourage measures which contribute to a self-sufficient and self-sustaining economy.
- Encourage projects which support a Green transport environment, favouring electric-powered vehicles.
- Encourage continued support of the Farmers' Market
- Encourage 're-localisation' of business through, for example encouraging contractors on public works to source locally; encouraging community and social enterprises.
- Encourage patronage of locally-owned and independently-owned businesses.
- Encourage the use of low-carbon technologies

**RESPONSIBILITY:** Led by STC, in collaboration with EDDC/DCC together with selected national and local groups which may include coastal organisations and groups, Chamber of Commerce, retailers, small businesses, hoteliers, holiday accommodation businesses, Enterprise Adviser Network and related organisations, Vision Group for Sidmouth/Sustainable Sidmouth, Sid Energy: Community Energy Cooperative.

## COMMUNITY AND CULTURE

### INTRODUCTION

Our position on the World Heritage Jurassic Coast is one of our greatest assets together with over 100 diverse clubs and associations, four Infant and Primary Schools, a Secondary School and a private International Boarding/Day School. The SVNP through its policies and community actions, encourage mechanisms that promote community. This in turn will promote a vibrant economy for both visitors and residents, creating potential new employment opportunities and encouraging younger people to stay, live and work in a safe and friendly place.

The SVNP supports and guides the protection, retention and enhancement of all current community facilities. National Planning Policy supports the retention and development of local facilities and community services in towns, including sports venues (paragraphs 28, 70 NPPF). Opportunities for sports and recreation as outlined in NPPF paragraph 73 can make an important contribution to the health and wellbeing of the community.

Aims - to Ensure the Following:

1. To enhance and protect all green spaces, recreational facilities and community buildings of value to both residents and visitors. To maintain, promote and support the continued services for the pastoral, educational, health and care needs of the entire community.
2. Developers must demonstrate that their proposals will protect and reinforce the generally recognised perception that the Sid Valley is a safe place to live. All developments must create safe, accessible and well-connected environments that meet the needs of all users.
3. That the Facilities of Community Value (see Appendix) continue to be provided and their pivotal role to providing physical spaces in which community cohesion, activity and support can take place, respected.



**POLICY 22: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND ASSETS**

Proposals that would result in the loss of the community facilities shown in the appendix (page 55) *List of Facilities of Community Value* and *List and Map of Open Spaces*, will not be supported unless;

- A.** There is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and that such a need is evidenced for the proposed change and;
- B.** They do not have an adverse impact on the special character of the area's natural and built environment and any assets registered in the future would have the same protection.
- C.** Proposals that seek to enhance or improve the Sid Valley's existing community facilities of value will be supported where:
  - I.** They do not have an adverse impact on the special character of the area's natural and built environments; and,
  - II.** Any increased use of the amenity does not lead to significant increases of traffic volumes and impact on neighbours.



EXTRACT FROM: PLACE ANALYSIS - COMMUNITY AND AMENITY

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Respondents noted “the vitally essential role of recreational spaces” and the important role of playing fields, parks and allotments (BUSINESS AND SPECIAL INTEREST GROUPS SURVEY - PAGE 14, PARA 4). Many mentioned that the existing water based activities that currently exist at Port Royal and Eastern Town and the children's playground on the Ham should be retained and enhanced.

SECOND HOUSEHOLD SURVEY - QUESTION 22.

**SID VALLEY PLACE ANALYSIS**

The Kennaway House “Have Your Say” event identified gaps in the provision of social spaces for young people and potential additional uses for public buildings, enhancing the importance of these assets to the whole community.

SID VALLEY PLACE ANALYSIS - 2.0 - PAGE 9.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

*“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs”*

NPPF: PARAGRAPHS 28, 70, 73 AND 74.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGY 3, 4, 32 AND POLICIES RC1, RC2

**POLICY 23: A SAFE TOWN**

Maintain the Sid Valley as a safe community where crime is low and the emphasis is on prevention. New developments that conform to 'Secured by Design' principles will be supported where they improve community safety.



TOWN CENTRE VIEW

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

Safety was a recurring theme in all consultations and surveys. Asked about what was important to young people, 50% of children in Primary Schools and 46% in Secondary Schools identified "*being safe and happy*". In the First Household survey, consistent mention was made of the low crime rate and a feeling of security with no fear involved, and in the Second Household Survey the idea of an indoor all weather accessible recreation space was supported by many.

**PLACE ANALYSIS**

The Place Analysis brings together a number of themes about safety mentioned in our consultations including the need to ensure that young people have access to safe buildings and developing safe cycle and walking routes -

2.0 - PAGE 9.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

STRATEGY 37 - Community Safety.

## COMMUNITY ACTIONS - COMMUNITY AND CULTURE

### COMMUNITY ACTION CC01: BETTER CONNECTIVITY THROUGHOUT THE SID VALLEY

Justification: Consistent mention in all our surveys of poor Broadband connection. Town Consultation Our research across all four surveys showed that there was a high demand for fast reliable broadband within the Sid Valley both for health, recreational and business requirements. The lack of availability of broadband/ superfast broadband in large areas of the Sid Valley was seen to be a problem. Broadband was considered by up to 9% of respondents to be slow or in need of improvement (Report of Survey of Business and Special Interest Groups p.15)

JUSTIFICATION: **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

3.19 Paragraph 43 of the NPPF states *“local planning authorities should support the expansion of electronic communications networks, including telecommunications and high-speed broadband...”*

Additionally the NPPF states *“42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”*

**EAST DEVON LOCAL PLAN POLICIES** 2013 - 31

Strategy 26 Policy TC1

RESPONSIBILITY: STC, EDDC, developers, Open Reach.

### COMMUNITY ACTION CC02: HEALTH AND WELLBEING

This Community action seeks to partner with the Local Health and Social Care Forum to identify priorities for action to improve health and wellbeing for all.

JUSTIFICATION: **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Promoting Healthy Communities pages 17 to 19 and 3.30. EEDC Local Plan paragraphs 72 to 77. Devon-wide Sustainability and Transformation Plan and the NHS Five-Year Forward View – seeking to integrate health and care and meet the growing mental health needs of the population.

RESPONSIBILITY: STC and other local voluntary groups supported with funding bids, central government grants.

Strategy 3, 4 and 32.

RESPONSIBILITY: STC, Young Devon, Sid Valley schools and community groups.

### COMMUNITY ACTION CC03: SKATEPARK

Support the redevelopment of the skatepark in Woolbrook to provide a high-quality facility that is well designed with the involvement of young people to meet their needs and which will attract young people beyond the Sid Valley to use it. To use the opportunity to engage young people to be better able to meet their wider health, social and economic needs.

JUSTIFICATION: NPPF 3.29 and 3.30 paragraphs 70 and 72 to 77. East Devon Local Plan Strategy 3, 4 and 32

RESPONSIBILITY: STC, Young Devon, Sid Valley schools and community groups.

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**COMMUNITY ACTIONS - COMMUNITY AND CULTURE**

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**COMMUNITY ACTION CC04: YOUTH FORUM**

Create a forum for the participation of children and young people to have a voice and value their views such as a Sid Valley Youth Council.

JUSTIFICATION: East Devon Local Plan policies RC2 and RC4 and RC6

RESPONSIBILITY: STC, and relevant Community Groups.

## EASTERN TOWN

### INTRODUCTION

The results of public consultations showed that there was no major disagreement with the EDDC Local Plan proposals for the area, and respondents agreed that it should be redeveloped to provide an attractive area for residents and visitors. The resounding message of the results of the Eastern Town (Port Royal) questions in the second Residents Survey was that of *“care, protection and enhancement of the natural and built environment”*. They felt that any development should respect the local character and identity, be of high quality and be well designed and constructed.

This strong sense of vision for improvement, whilst protecting and respecting the existing strengths of the area, highlights the aspiration to ensure a development which integrates and connects with what is both cherished and provides social and economic benefit. Most respondents want the Eastern Town area to reflect Sidmouth's coastal heritage by retaining sea based activities like sailing and fishing. They also want to retain the lifeboat station, swimming pool and public toilet facilities. Some envisage a mixed development including a performance space for cultural and community events. The provision of some commercial activities that complements and reflects the values of the area was generally accepted by respondents.

Aims - to Ensure the Following:

1. Any development should reflect the river estuary ambience, and the fishing and maritime heritage.
2. Any development needs to take account of views to and from the surrounding hills and be designed to a high standard.
3. Development should ensure the area is as open to the rest of the town as possible.
4. Any developed area and the open spaces should be essentially pedestrian in nature allowing where appropriate, north-south linkages, sightlines and cycle pathways to the town centre.
5. Vehicular access to and from the Esplanade should be restricted and the current number of car parking spaces retained as a minimum.
6. Heights of buildings along the sea front conservation area should be limited, and be sensitive to, existing building heights.
7. Facilities for the Lifeboat station, sailing club, public toilets, Information Centre and the Swimming Pool should be incorporated.
8. Multi-use spaces and a facilities for short term commercial activities, performance arts and community events should be retained



VIEW EAST - ALONG THE ESPLANADE

**POLICY 24: EASTERN TOWN DEVELOPMENT**

Eastern Town includes Port Royal, the Ham Lane car parks, the swimming pool, the Ham recreation ground and the eastern end of the Esplanade, as shown on the map below.

Development in Eastern Town will comply with all policies within the Sid Valley Neighbourhood Development Plan and be informed by the Place Analysis, 2018 and NPPF Design Guidance to include independent design review safeguarding its historical, environmental, economic and community value as a significant destination.



**PORT ROYAL - SITE BOUNDARY**

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

The resounding message of the results of the Port Royal Eastern Town questions in the second household survey was that *“care, protection and enhancement of the natural and built environment and of the character, heritage and identity were paramount to the community”*

SECOND HOUSEHOLD SURVEY - PAGE 10 PARAGRAPH 4.

In relation to Port Royal the results of this survey resonate with all our previous consultations. Most respondents wanted the Port Royal area to reflect Sidmouth’s coastal heritage by retaining sea based activities like sailing and fishing. They also wanted to retain such facilities as the lifeboat station, swimming pool and public toilets. Some envisage a mixed development including a performance space for cultural and community events.

SECOND HOUSEHOLD SURVEY - EXECUTIVE SUMMARY PORT ROYAL - PAGE 8.

**SID VALLEY PLACE ANALYSIS**

The mix of uses at Eastern Town would contribute to the vitality of the town centre by taking a wider perspective: Design guidance that should be given to developers of this important.

PAGE 10 - 2.8.0 - THEME SIDMOUTH - PORT ROYAL DEVELOPMENT.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

NPPF Design Guidance.

PARAGRAPH 32 - MASTER-PLANNING.

<https://www.gov.uk/guidance/design>

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Development at Port Royal Eastern Town site to include housing, community, commercial recreation and other uses.

STRATEGY 26.

**POLICY 25: EASTERN TOWN ACCESS****POLICY JUSTIFICATION**

- Development will be informed by an access strategy to improve the linkages with the town centre and the wider area.
- Development will be expected to provide environmental and civic enhancements to the surrounding area.

**SID VALLEY CONSULTATION**

“The theme of transport has been recurrent through all of the Neighbourhood Plan consultations”

SECOND HOUSEHOLD SURVEY: EXECUTIVE SUMMARY - PAGE 10.

Unequivocal support of 80% for the inclusion of improved cycle pathways linking Port Royal to the Byes

SECOND HOUSEHOLD SURVEY - QUESTION 27.

**SID VALLEY PLACE ANALYSIS**

Pedestrian and cycle links to the site could be improved: See walking and cycling connections to the Byes and the Coast Path.

THEME - SIDMOUTH, PORT ROYAL REDEVELOPMENT.

MAP - PAGE 14 - 2.8.0

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Accessibility of New Developments TC2

PAGE 215 - FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS - TC4 PAGE 217

**POLICY 26: EASTERN TOWN FLOODING**

Development will need to have regard to its location as one that is within the Environment Agency's Flood Zone 3a and is therefore at risk of flooding in the 1-in-100 year flood event. Predictions of rises in sea level and climate change will also need to be taken into account. To reduce risk, restrictions on the location of residential accommodation will be required and safe means of escape for the lifetime of any development will be provided.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

The highest number of responders wanted a “friendly and safe place to visit and live” and talked about the importance of protecting the coastline and beaches from high tides and flooding and concern about perceived lack of action about Climate Change

FIRST HOUSEHOLD SURVEY - QUESTION 20 PAGE 15 AND 18.

**SID VALLEY PLACE ANALYSIS**

The environment was a major concern for Port Royal in respect to “sea walls, cliff, exposure to erosion”

SEE PLACE ANALYSIS - PAGE 10 - PORT ROYAL DEVELOPMENT.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

*“Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.” - PARAGRAPH 99.*

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems  
POLICY EN19 - PAGE 180.

River and Coastal Flooding  
POLICY EN21 - PAGE 181.

Environment Agency Guidance:

[www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

**POLICY 27: MARITIME HERITAGE**

The current sea-based facilities and fishing heritage will be accommodated in any new development of the Eastern Town site, including:

- A.** The Sailing Club and Lifeboat Station.
- B.** The fish retail outlet.
- C.** A boat park as a secure area to store sailing and fishing boats (not to be located on the Ham public open space).
- D.** Safe slipway access to the sea for boat launching and water sports.

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

The special identity of the area as a place which connects the sea and the natural environment gives rise to the overwhelming support of 92% of respondents give to the area as a focus for sea based activities and in promoting the fishing heritage (89%) of the town. This view is further emphasised by the 82% support for a pier or jetty.

SECOND HOUSEHOLD SURVEY: EXECUTIVE SUMMARY - PAGE 9.

SECOND HOUSEHOLD SURVEY: "WORD CLOUD" DIAGRAM -  
PAGE 23 - QUESTION 22.

**SID VALLEY PLACE ANALYSIS**

Improvements at Port Royal Eastern Town, town centre and esplanade will benefit economic resilience and the community by taking account of our maritime location and history, especially for visitors. Use Port Royal as a gateway to seafront.

SID VALLEY PLACE ANALYSIS - 2.7.0 CONT - PAGE 10.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

*"Planning policies should be positive, promote competitive town centre environments and set out policies for the management, growth of centres over the plan period"* 3.7 - PARAGRAPH 23.

*"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs"*

3.29 - PARAGRAPH 70.

**EAST DEVON LOCAL PLAN POLICIES** 2013 - 31

Refer to policies RC1, RC2, RC4 and RC5.

**POLICY 28: EASTERN TOWN MIXED USE FACILITIES**

Any development will be required to retain and/or replace all current community facilities within Eastern Town, including: the Ham recreation ground, swimming pool, the public toilets and car parking.

Any new development of the Eastern Town site will be required to include mixed use facilities including for example (in order of priority): community / events space, performance /cultural flexible space, and catering (bar/restaurant).

**POLICY JUSTIFICATION****SID VALLEY CONSULTATION**

There is clear recognition that the special identity of the area is an important asset to residents and visitors. Port Royal is viewed as vital for the continued success of Sidmouth and the Sid Valley as a vibrant coastal tourist destination with 90% supporting it as “*destination*” area. It is critical to the part it plays as an area of social and community value with 91% support for a community space and 73% support for a performance venue.

SECOND RESIDENTS SURVEY - EXECUTIVE SUMMARY - PAGE 9.

SECOND HOUSEHOLD SURVEY - “WORD CLOUD” DIAGRAM -

PAGE 23 - QUESTION 22.

**SID VALLEY PLACE ANALYSIS**

See 2.8.0 - Theme Port Royal Eastern Town redevelopment - PAGE 10.

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

PARAGRAPHS 23, 69, 70, 73 AND 74.

**EAST DEVON LOCAL PLAN POLICIES 2013 - 31**

Section 25 - Recreation and Community Facilities

RC1, RC2, RC4, RC5, RC6, RC7.

## COMMUNITY ACTIONS - EASTERN TOWN

### COMMUNITY ACTION ET01: THE HAM

Retain and improve the Ham play park and open space as a valued resource for all residents particularly children and young people to use freely.

### COMMUNITY ACTION ET02: WATER BASED ACTIVITIES

Encourage water based activities that support the development of skills, safety, and fun for children and young people (residents and visitors) to playfully experience the beach and the sea.

### COMMUNITY ACTION ET03: CREATION OF A JETTY/PIER

Encourage the creation of a jetty/pier for safe boat and swimming access.

### COMMUNITY ACTION ET04: BEACH MANAGEMENT PLAN

Support the delivery of a beach management plan that meets the needs of the whole community to protect and enhance the beach, the cliffs and the town centre and is integrated with Port Royal Eastern Town regeneration.

### COMMUNITY ACTION ET05: CHILDREN AND YOUNG ADULTS

Any development of Port Royal Eastern Town should consider the needs of children and young people for indoor social engagement, and sports and leisure facilities.

RESPONSIBILITY:           STC, EDDC, Developers,  
Beach Management Plan Committee,  
Sid Valley Coastal/Sea based organisations.

## APPENDIX

### GLOSSARY OF TERMS

#### Adopted East Devon Local Plan

The plan for future development of the local area for the period 2013- 2031, drawn up by the local planning authority (EDDC) in consultation with the community. Described in law as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core strategies or other planning policies, which under the regulations would be considered to be development plan documents form part of the Local Plan.

#### AONB

Area of Outstanding Natural Beauty.

#### BREEAM

Building Research Establishment Environmental Assessment Method, first published by the Building Research Establishment (BRE) in 1990, it is an established method of assessing, rating, and certifying the sustainability of buildings.

#### BUAB

Built Up Area Boundary. These boundaries are used to identify areas within which development maybe appropriate, including infilling, redevelopment and conversion of buildings but they do not necessarily cover all existing developed areas. Planning Applications within the BUAB. Normally planning applications within the BUAB are allowable.

#### Community Action

Generally non- land use policies which represent aspirations that could be developed for the benefit of the community requiring community action by members of the public, STC, landowners, community groups and public bodies.

#### Conservation Area

An area designated by the District Council under Section69 of the Planning (Listed buildings and Conservation Areas Act 1990) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor development and the felling of trees.

#### Designated Heritage Asset

World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered park or garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

#### DCC

Devon County Council is the statutory body which represents the highest level of local government

#### EDDC

East Devon District Council is the statutory body which represents the middle tier of local government. EDDC produced the Local Plan in 2016 which the SVNP must adhere to.

#### EDLP

East Devon Local Plan.

<http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

#### Evidence Base

The research, documented, analysed and verified basis for preparing the SV neighbourhood Plan. Consisting of many documents, produced over several years many of which have been produced by EDDC as part of the process of developing it's Local Plan.

#### Examination

An independent review of the Neighbourhood Development Plan carried out in public by an Independent Examiner.

#### Flood Plain / Flood Risk Zones

Areas identified by the Environment Agency marking areas as high(zone3) low to medium (Zone 2) or little or no risk (Zone 1).

#### Green Corridors / Wedges

Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. A green space capable of delivering a wide range of environmental and quality of life benefits for local communities. Sometimes defined as Special Areas of Conservation

#### Heritage Asset

A building, monument, site place or area identified as having a degree of significance, meriting consideration in planning matters Including assets identified by local planning authorities (including local listing).

**Independent Examiner** A person with appropriate qualifications and skills who meets the requirements set out in the Localism Act.

#### Listed Building

Buildings and structures which are listed by the Department of Culture, Media and Sport as being of special architectural and historic interest and the protection and maintenance of which are subject to special legislation. Consent is required before any works are carried out drawn up by EDDC in consultation with the community.

#### Local Green Space Designation

A way to provide special protection against development for green areas of particular importance for local communities.

#### Localism Act

An Act of Parliament that became law in 2012. The Act introduces a new right for local people to draw up plans for their local area.

#### NPPF

The National Planning Policy Framework published in March 2012, setting out the government's planning policy for England and how these are expected to be applied.

#### Neighbourhood Area

The area to which this neighbourhood Plan relates to is the Sid Valley.

#### Neighbourhood Plans

A plan prepared by the Parish or Town Council for a particular neighbourhood Area (Planning and Compulsory Purchase Act 2004).

#### Open Space

All open space of public value, including not just land, but areas of water, such as lakes, rivers, streams, canals ore reservoirs which act as a visual amenity.

#### Referendum

A general vote by the electorate on a single political question. In the case of the SVNP a referendum will conclude whether or not to adopt the plan.

#### Setting of a Heritage Asset

The surroundings in which a heritage asset is experienced may change can be experienced as negative or positive and may affect the significance in which the Asset is experienced.

#### Special Areas of Conservation

Areas given special protection under the European's Habitats Directive may now be transposed into UK Law by the Habitats and Conservation of Species Regulation 2010.

#### Steering Group

A group of people representing the Parish or Town Council, residents, community groups and businesses that informed and developed the Neighbourhood Plan.

#### STC

Sidmouth Town Council.

#### SV

Sid Valley.

#### SVA

Sid Vale Association.

#### SVDP

Sid Valley Development Principles.

#### SVNP

Sid Valley Neighbourhood Plan.

#### Wildlife Corridors

Areas of habitat connecting wildlife population.

#### Windfall Sites

Sites which have not been specifically identified as available in the Local Plan. Normally comprising of previously developed brownfield sites that become unexpectedly available.

## APPENDIX

### REFERENCE DOCUMENTS AND WEB LINKS

Links to most of these are to be found at:	<a href="https://sidvalleyneighbourhoodplan.com/">https://sidvalleyneighbourhoodplan.com/</a>
Terms of Reference for the Steering Group:	<a href="http://www.sidmouth.gov.uk/images/terms_of_reference.pdf">http://www.sidmouth.gov.uk/images/terms_of_reference.pdf</a>
1 <sup>st</sup> Neighbourhood Plan residents Survey:	<a href="https://sidvalleyneighbourhoodplan.com/consultations/household-questionnaire/">https://sidvalleyneighbourhoodplan.com/consultations/household-questionnaire/</a>
Place Analysis 2018: -	<a href="http://www.sidmouth.gov.uk/images/Place_Analysis.pdf">http://www.sidmouth.gov.uk/images/Place_Analysis.pdf</a>
business and Special Interest Groups Survey:	<a href="https://sidvalleyneighbourhoodplan.com/consultations/business-special-interest-groups/">https://sidvalleyneighbourhoodplan.com/consultations/business-special-interest-groups/</a>
Children and Young People's Survey:	<a href="https://sidvalleyneighbourhoodplan.com/consultations/young-peoples-survey/">https://sidvalleyneighbourhoodplan.com/consultations/young-peoples-survey/</a>
Have Your Say, Kennaway House event:	<a href="https://sidvalleyneighbourhoodplan.com/consultations/have-your-say-event/">https://sidvalleyneighbourhoodplan.com/consultations/have-your-say-event/</a>
Housing Needs Survey from Chris Broughton:	<a href="http://www.sidmouth.gov.uk/images/Sidmouth_Housing_Needs_Assessment_final_report_260218.pdf">http://www.sidmouth.gov.uk/images/Sidmouth_Housing_Needs_Assessment_final_report_260218.pdf</a>
2 <sup>nd</sup> Neighbourhood Plan residents Survey:	<a href="https://sidvalleyneighbourhoodplan.files.wordpress.com/2017/09/q2-report-final-280917.pdf">https://sidvalleyneighbourhoodplan.files.wordpress.com/2017/09/q2-report-final-280917.pdf</a>
Port Royal section of the 2 <sup>nd</sup> Residents Survey:	<a href="http://www.sidmouth.gov.uk/images/Report_on_Q2__Port_Royal_Questions_Final.pdf">http://www.sidmouth.gov.uk/images/Report_on_Q2__Port_Royal_Questions_Final.pdf</a>
List of Facilities of Community Value:	<a href="http://www.sidmouth.gov.uk/images/list_of_assets.pdf">http://www.sidmouth.gov.uk/images/list_of_assets.pdf</a>
List and Map of Open Spaces: -	<a href="http://www.sidmouth.gov.uk/images/Sidmouth_Parish_Open_Spaces_002.jpg">http://www.sidmouth.gov.uk/images/Sidmouth_Parish_Open_Spaces_002.jpg</a> <a href="http://www.sidmouth.gov.uk/images/Copy_of_Open_Spaces_Sidmouth_Parish.pdf">http://www.sidmouth.gov.uk/images/Copy_of_Open_Spaces_Sidmouth_Parish.pdf</a>
List of Historic Buildings: -	<a href="http://www.sidmouth.gov.uk/images/Grade_2_Listed_buildings_260218.pdf">http://www.sidmouth.gov.uk/images/Grade_2_Listed_buildings_260218.pdf</a> <a href="http://www.sidmouth.gov.uk/images/Historic_Blgs_002.jpg">http://www.sidmouth.gov.uk/images/Historic_Blgs_002.jpg</a>
List of Sampson Buildings: -	<a href="http://www.sidmouth.gov.uk/images/Sampson_Houses_Database_Aug_2014.pdf">http://www.sidmouth.gov.uk/images/Sampson_Houses_Database_Aug_2014.pdf</a>
Steering Group Structure: -	<a href="http://www.sidmouth.gov.uk/images/structure.pdf">http://www.sidmouth.gov.uk/images/structure.pdf</a>