

Local Plan - Issues and Options

– final submission from the Vision Group for Sidmouth

– 15 March 2021

References to Sid Valley Neighbourhood Plan policies

East Devon Local Plan 2021 to 2040 Issues and Options consultation - January to March 2021

This pdf accompanies the full submission of the VGS to the Local Plan's 'Issues and Options' consultation and contains full references to the Sid Valley Neighbourhood Plan and its list of Community Actions.

The SVNP can be found at: <https://eastdevon.gov.uk/media/3454115/svnp-adopted-version.pdf>

The list of CAs: <https://eastdevon.gov.uk/media/3113624/community-actions-july-2019.pdf>

Chapter 2: Objectives

Question 1

1) Agriculture:

Policy 19: “Renewable energy and green employment initiatives will be supported ... provided that any such initiatives ... Would not result in irreversible loss of the best and most versatile agricultural land.”

2) Young people/future generations:

NP Vision: “Our vision is of a Sid Valley that maintains and promotes its rural and coastal beauty and welcoming community and advances its appeal to young and old through providing a diverse economy to support a high quality of life, work and visitor experience.... 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.”

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

NP Methodology: “A key principle of the Steering Group approach was to ensure 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.”

Rationale (Community & Culture): “The SVNP through its policies and community actions, encourage mechanisms that promote community ownership by making local decisions, strategies, projects and plans, particularly for young people in the area.”

Question 3 - Neighbourhood Plans and the new Local Plan

Recent government guidance considers the relationship between the LP and NPs

“What is the relationship between the local plan and neighbourhood plans?”

“Neighbourhood plans, when brought into force, become part of the statutory development

plan for the area that they cover.

“They can be developed before, after or in parallel with a local plan, but the law requires that they must be in general conformity with the strategic policies in the adopted local plan for the area (and any other strategic policies that form part of the statutory development plan where relevant, such as the London Plan). Neighbourhood plans are not tested against the policies in an emerging local plan although the reasoning and evidence informing the local plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

“There are requirements for a local planning authority to support neighbourhood planning. Further detail is provided in the neighbourhood planning guidance.

“Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body. This could include sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

“Where a neighbourhood plan has been brought into force, the local planning authority should take its policies and proposals into account when preparing the local plan. Local plan policies should not duplicate those in the neighbourhood plan, and do not need to supersede them unless changed circumstances justify this. It is important for local plans to make appropriate reference to neighbourhood plan policies and proposals, and similarly for neighbourhood plans to acknowledge local plan policies that they relate to.”

Paragraph: 006 Reference ID: 61-006-20190723

Revision date: 23 07 2019

<https://www.gov.uk/guidance/plan-making>

Chapter 3: Health and Well-being

Question 4 - Planning for health and wellbeing

Policy 1: (Built & Natural Environment) Aim 4: “Protect open spaces such as parks... for their life enhancing recreational, health and wellbeing value and the opportunity they afford for open-air activities.”

Policy 5: (Built & Natural Environment) Justification: “They provide spaces which... support community cohesion and positive mental health and wellbeing.”

Policy 12: (Housing) Justification quotes NPPF: “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 wellbeing.”

Policies 14 & 15 (Access & Connectivity) Introduction: “The SVNP aims to provide a variety of travel choices, for the benefit of health, the natural environment and air quality.”

Policies 20 & 21 (Community & Culture) Rationale: “Opportunities for sports and recreation as outlined in NPPF paragraph 73 can make an important contribution to the health and wellbeing of the community.”

Chapter 4 - Climate emergency

Question 5 - Energy efficiency of new buildings

Policy 1 (Built & Natural Environment) Aim 8: “Address climate change issues: its effect on nature in the Valley must be considered for example regarding carbon emissions, flooding, re-use of buildings and other sustainability issues.”

Community Action: BNO1 Energy Efficiency: All new buildings apart from residential development should demonstrate the sustainability performance as laid out in the EDLP.

Question 6 - Provision of solar arrays/farms and windfarms

Policy 16 (Economic Resilience) Aim 6: “Self Sufficiency: Encourage and support generation of renewable energy resources; continue to develop our status as a Transition Town.”

Policy 19 (Renewable Energy and Low Carbon Energy Projects): “Renewable energy and green employment initiatives will be supported and encouraged. The provision of medium scale renewable energy projects within the SVNP area or associated schemes for renewable energy facilities will be supported subject to the requirements in the Local Plan, compliance with any relevant policies in this Neighbourhood Plan – and provided that any such initiatives...”

Question 7 - Carbon saving measures

Policy 1 (Built & Natural Environment) Aim 8: “Address climate change issues: its effect on nature in the Valley must be considered for example regarding carbon emissions, flooding, re-use of buildings and other sustainability issues.”

Chapter 5: Housing

Question 8 - How many new homes should we plan for each year?

Policies 9 and 10 (Housing) Rationale and Overarching Aims: “The East Devon Local Plan currently sets a target of 150 units to be built in Sidmouth up to 2031. Planning permission has already been granted for just over that number, in part because 113 units have been approved at The Knowle. However, these units do not meet the housing needs of the younger people living in the town, which the public have said they want the plan to address.”

Question 9 - Sites for small scale housing developments

Policies 9 and 10 (Housing): “Planning policy recognises that in some situations, residential developments can be allowed in exceptional circumstances, outside of the built-up area boundaries in rural areas to reflect and respond to local housing needs particularly for affordable housing. These are generally known as “exception sites” and the NPPF allows for “the possibility of incorporating some market housing on the sites to facilitate the provision of significant additional affordable housing to meet local needs..”

Policy 9 (Residential Development): “Outside of the BUAB there will be a general presumption against new residential development apart from replacement dwellings, new houses required for employed persons in rural businesses, or through the conversion of redundant or disused buildings or as allowed under Policy 10.”

Policy 9 and 10 (Housing) Justifications: “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.”

Policy 10 (Exception Sites): “Exception site residential development of land which lies immediately adjacent to the built-up area boundary and is well related to the pattern of adjacent developments in the vicinity will be allowed if it complies with the requirements of this policy and provides for no more than 15 dwellings at any one site.

“Exception site developments will be required to include at least 66% affordable housing and all the housing whether market or affordable must be of a type and size required to meet local housing need as set out in SVNP Housing Policy 12. Affordable housing must be accompanied by a Planning Obligation requiring that occupants meet the local connection criteria set out in SVNP Housing Policy 13..”

“Such development will only be allowed where it is demonstrated that the development will not detrimentally impact on the setting of the town or the landscape quality of the AONB and it meets all other relevant policies in the development plan. Its design and layout will be expected to follow the characteristics of the adjacent Character areas, as set out in the Place Analysis. “

Policy 11 (Affordable Housing within the BUAB): “On schemes of 10 or more units or 0.5 hectares or more. (apart from exception sites as allowed by Policy 10) a minimum of 50% of homes must be affordable ... On sites in the AONB schemes of between 6 and 9 units a financial contribution equivalent to a 50% site affordable housing provision will be expected to be made in lieu of on-site provision of affordable housing.”

Question 10 - Planning for housing for people at all stages of their life

Policies 9 and 10 (Housing) Rationale and Overarching Aims: “Questionnaire responses show that residents want to encourage a more balanced age profile in the town.”

Policy 11 (Affordable Housing within the BOUB): “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)

Policy 12 (Housing): 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)

Policy 12 (Housing): Housing Needs Survey: The HNS indicates that there is a higher need for 2-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 12 (Housing by number of bedrooms): “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: Q34)”

Question 11: Additional housing policy objectives

Community Action HO 01 Self-build homes will be supported, especially when locally-tied

and affordable

Community Action HO 02 The use of locally sourced materials will be encouraged where possible

Community Action HO 03 Community-led housing projects will be encouraged

Jobs and Economy

Question 12 - Preference for location for future job provision

Policy 16 (Economic Resilience) Aim 3: “Inward Investment: Promote our strong work-life balance to attract entrepreneurs and families; support applications enabling home-working”

Policy 17 (Facilitation of Home Working): “Proposals for house extensions and/or conversions of existing domestic buildings and new garden buildings for home-working will be supported provided that the following conditions are met in full...”

Policy 17 (Facilitation of Home Working): 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”
Economic Resilience 8.0

Question 13 - Differing jobs sectors in East Devon

Policies 16 – 19 (Economic Resilience) Aims:

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.

Community Action ERO2: Activities in support of the development and 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. • Create and promote a distinctive brand identity for the town, villages and countryside of the Sid Valley.

Community Action ERO3: Activities in support of the development and diversification of the 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’

Question 14 - Additional economic policy objectives

Policy 18 (Employment Land): Change of use of properties used for employment purposes and premises allocated for business in the Local Plan, such as the Alexandria Road Industrial Estate will not be approved unless the new use provides or creates employment, except

a) where no occupier has been found for vacant premises which have been marketed for at least 12 months for its current use or similar uses and without success, and conforms with EDDC's conditions of use guidance (<http://eastdevon.gov.uk/planning/planning-services/planning-developmentmanagement/viability-guidance-notes/marketing-strategy-statementguidance/>)

b) 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

c) where the land is allocated for residential development in the Local Plan

Community Action ERO1: Activities which make maximum use of land resources

Community Action ERO2: Activities in support of the development and diversification of our tourist offer.

Community Action ERO3: Activities in support of the development and diversification of the residential profile and expansion of employment

Community Action ERO4: Support existing businesses and institutions

Community Action ERO5: Support, foster and develop our entrepreneurial culture

Community Action ERO6: Support, foster and continue to develop our 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 'relocalisation' of business through, for example encouraging contractors on public works to source locally'; encouraging community and social enterprises.

Chapter 7: Town Centres

Question 15 - Town centre uses

Community Action ERO4: Support existing businesses and institutions • 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.

Question 16 - Additional town centre policy objectives

Policy 15 (Shared Use Paths): Sid Valley Consultation: 78% support pedestrians and cyclists being given greater priority in the town centre (Second Household Survey: Q16, 27, 47)

Policy 16 (New Retail and Commercial Development): "Proposals for new retail and commercial facilities, extensions and/or alterations to existing facilities will be supported on sites within the Town Centre provided they meet the following criteria..."

Policy 21 (Access & Connectivity) Introduction: "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."

Policy 23 (Eastern Town Access): “Any development of Eastern Town will be expected to demonstrate via an access strategy how the scheme will maintain, and where possible improve the cycle pathway linkages with the town centre and the wider area. The existing levels of car parking spaces will be retained unless alternative parking is provided which is equally accessible to the town centre. The development will be expected to provide high quality environmental and public realm enhancements to the immediate area.”

Policy 24 (Eastern Town Maritime Heritage): 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.” (Place Analysis 2.7.0 cont. Page 10)

Chapter 8: Design

Question 17 - Designing beautiful spaces and buildings

The Sid Valley NP's Place Analysis acts as a design code:

https://eastdevon.gov.uk/media/3146552/2018-sid-valley-place-analysis_fdi.pdf

Question 18 - Additional design policy objectives

Policy 7 (Local Distinctiveness): “Development proposals will be expected to have regard to the character of the immediate area as set out in the Place Analysis.

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

“Building heights should be in keeping with the context of neighbouring properties.”

Policy 7 (Local Distinctiveness): 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 & local distinctiveness of Sidmouth & the Sid Valley” should be retained. (Second Household Survey Q8) Almost all respondents (92%) felt that “the Neighbourhood Plan should produce local design guidance for all future developments.” (Second Household Survey Q9)”

Policy 21 (A Safe Town): “Proposals for new developments should consider the ‘Secured by Design’ principles and incorporate them where possible. Development proposals aimed at improving community safety which comply with other policy in the development plan will be supported.”

Chapter 9: Built heritage

Question 19 - The importance of conserving and enhancing heritage assets

Policies 1 – 8 (Built & Natural Environment) Aims: “Development is supported that incorporates sustainable objectives which 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.”

Policies 1 – 8 (Built & Natural Environment) Aim 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.”

Policy 21 (Eastern Town) Aim 1: “Any development should reflect the river estuary ambience and the maritime heritage.”

Chapter 10: Natural Environment

Question 20 - Development in protected landscapes

Policies 1 – 8 (Built & Natural Environment) Aims: “The Sid Valley community expect effective control of the AONB and Coastal Preservation Area. In particular, that settlement boundaries are maintained, to stop unnecessary encroachment from development. The AONB and CPA are protected because they are high quality landscape designations intended to protect the landscape/countryside. Development is supported that incorporates sustainable objectives which 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.

Policies 1 – 8 (Built & Natural Environment) Aim 3: “Protect the open countryside, Built-up Area Boundaries should be complied with (other than in the case of exception sites), and AONB’s, CPA’s and green wedges between settlements should be protected.”

Policy 2 (Protection of Key Views): “Any development must not cause a significant adverse impact on the current valued views as shown in the Key Views Map 8. The visual relationship of settlements in the valley surrounded by hills should be protected. Except when development will not be visible from the viewpoints, proposals outside of the BUAB must demonstrate that they will have a low or negligible impact on the views, assessing...”

Policy 3 (Settlement Coalescence): “Any development proposal within the Sidford-Sidbury Non- Coalescence Area shown on Map 9 will only be acceptable if it does not impact on the visual and physical separation of Sidford and Sidbury.”

Policy 3 (Settlement Coalescence): Policy justification: Sid Valley Consultation: „Evidence from public engagement is that the residents place great importance on maintaining an undeveloped gap between Sidford and Sidbury especially if the Strategic Employment Area is developed. This area is not developed and it is important that this vulnerable gap remains open to maintain the separation between the two settlements.“

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 Area’ boundary of Sidmouth” (3.1.0 Wider landscape CONTEXT AND AONB);

Question 22 - Additional natural environment policy objectives

Policies 1 – 8 (Built & Natural Environment) Aim 5: “Maintain the valley’s tree canopy for current and future generations.”

Policy 4 (green Corridors): “The Environment Agency Flood Zone 3 of the River Sid and tributaries; the Glen Goyle and Woolbrook Stream in the Neighbourhood Area are defined as Green Corridors as shown on Map 10, 11 and 12. Development within the Green Corridors will be required to maintain and where possible enhance the biodiversity of the corridor and allow uninterrupted passage of wildlife.”

Policy 5 (Local Green Space Designation): “The following areas are designated as Local

Green Space as shown on the Sidmouth LGS Designation Maps (Maps 13-21) below, where there will be a general presumption against all development that does not promote the attributes and use for which it was designated except in very special circumstances.”

Policy 6 (Infill Development, Extensions and Trees): “Development should be designed so as not to 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.”

Policy 6 (Infill Development, Extensions and Trees): 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. (Second Household Survey: Q2 and Q8) Specifically regarding 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)

“Tree and native hedges ... highlighted as important to preserve the Natural Environment”. (Business & Special Interest Groups Survey p14 Climate Change)

Community Action BNo2 Biodiversity: To create and implement a Biodiversity Action Plan for the Sid Valley.

Community Action BNo3 Maintain the Tree Canopy: To maintain and expand the Sid Valley’s tree canopy by raising awareness of its importance and by initiating and managing tree planting programmes.

Chapter 11 – Transport

Question 23 - Promoting accessibility by walking and cycling

Policy 15 (Shared Use Paths): “Where possible, 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.”

Policy 15 (Shared Use Paths): Sid Valley Consultation: 80% of respondents support improved cycleways linking Port Royal and the Byes. 92% of 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: Q16, 27, 47)

Question 24 - Additional sustainable transport policy objectives

Community Action ACo2 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 ACo3 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 ACo4 Byes to Port Royal Pathway - Development of a ‘green corridor’ and improved cycle pathways following the River Sid between the Byes and Port Royal.

Chapter 12: Infrastructure/Facilities

Question 25 - Facilities and services that are important

Policy 20 (Community & Culture) Rationale: “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” (para 28,70 NPPF).

Policy 20 (Community & Culture) Aim 1: “To enhance and protect all 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.”

Policy 20 (Community & Culture) Aim 3: “That the Community Facilities and Assets as detailed in the Community Assets below continue to be provided and their pivotal role in providing physical spaces in which community cohesion, activity and support can take place, respected. “

Policy 20 (Protection and Enhancement of Community Facilities and Assets): “Proposals that would result in the loss of the following community facilities will not be permitted unless their loss will not have an adverse impact on the special character of the area’s natural and built environment and any Assets of Community Value...”

Policy 20 (Protection and Enhancement of Community Facilities and Assets): Policy Justification: “The community place great importance on retaining its valued community facilities, which can vary dependent upon the role of the asset in the local community, whether it be the local pub or the village shop or a community hall in the town.”

Policy 20 (Protection and Enhancement of Community Facilities and Assets): quotes from NPPF 2012: “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: para, 28, 70,73, 74) = NPPF 2018 Paras 83, 92 and 96 and 97

Question 26 - Additional infrastructure and service provision policy objectives

Policy 8 (Light Pollution): “There will be a general presumption against all outdoor lighting (both ambient and floodlight) outside the BUAB unless there is an overwhelming operational requirement and the illumination has been designed to minimise light spillage and the hours of usage are restricted by planning condition.”

Policy 11 (Affordable Housing within the BUAB): Sid Valley Place Analysis: “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)

Policy 22 (Eastern Town Redevelopment): “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 Residents Survey: Q20 p15 & p18)”

Policy 22 (Eastern Town Redevelopment): NPPF Design Guidance para 032 Master Planning “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.” (para 99)

Chapter 12: Development Strategy

Question 29 - Future options for the type and location of development

Policy 6 (Infill Development, Extensions and Trees): “Development should be designed so as not to adversely impact on the amenities of its neighbours.”

Policy 9 and 10 (Housing) Rationale and Overarching Aims: “There are only limited opportunities for brownfield development within the town without encroaching on much valued local facilities which are to be protected by the plan’s other policies.”

Policy 9 and 10 (Housing) Justifications: 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.”

Vision Group for Sidmouth – 15 March 2021

