



## **Comments on Planning Application 24/2434/MOUT Land adjacent Furzehill Burnt Oak Sidbury**

### **Outline planning application for the erection of up to 43 residential dwellings**

#### **Introduction**

We welcome the proposal to deliver the second phase of the proposed Devon County Council (DCC) multi-use path from Sidford to Sidbury and we would like to make the following comments relating to this path and the points of access for pedestrians and cyclists to the development.

We note the following access points to the proposed development:

1. Multi-use path providing access from Furzehill to the north
2. Multi-use path providing access from Ebdon Lane to the south
3. Pedestrian access from the junction of Ebdon Lane with the A375 at the south-east corner of the site.
4. Vehicular access from the A375

#### **Access point 1 - Multi-use path providing access from Furzehill to the north**

We welcome the proposal for a connection at this point.

#### **Access point 2 - Multi-use path providing access from Ebdon Lane to the south**

We welcome the proposal to provide a connection to Phase 1 of the Multi-Use Path by providing for a path that bypasses Hillside to the west. For information the current DCC Planning Application for Phase 1 has received numerous objections relating to the safety of the northern end through Hillside, where it meets the A375. For this reason, we welcome the proposed option to divert from the current Phase 1 alignment to run west of Hillside.

However, we note that this proposed connection from the development would require the path to climb an existing steep section of Ebdon Lane to connect to Phase 1 (See Figure 1 overleaf). The gradient of this section of Ebdon Lane is about 15% (1 in 7) which is considerably steeper than the absolute maximum gradient of 8% specified in LTN 1/20 (Local Transport Note on Cycle infrastructure design, Para 10.8.21).

We therefore suggest that the alignment of the path be altered as shown on Figure 1 to cross Ebdon Lane further west. This also has the advantage of providing access from the development to the proposed public open space as shown on the attached plan.

Figure 1



**Access point 3 - Pedestrian access at the south-east corner of the site**

We note that a pedestrian access is proposed at the south-eastern corner of the site, adjacent to the existing electricity substation at the junction of Ebdon Lane with the A375. This will provide access from the site to the bus stops on the main road. We welcome the principle of a pedestrian connection at this location, but suggest this is moved further up Ebdon Lane as shown on Figure 1 above.



The survey plan shows a difference in height of about 1.5m from the development to Ebdon Lane along most of this boundary. Therefore, a connection to Ebdon Lane near the substation would probably require steps to accommodate this height difference. Bearing in mind the need to consider disabled access, a more practical location would be further west where there is scope to accommodate a ramp as shown on Figure 1.

#### **Access point 4 - Vehicular access from the A375**

For information, we have suggested to Devon County Council that this access be used to connect the development, by way of a new link path, to Millenium Green and the village centre (See attached Appendix).

#### **Design and Access Statement. Rev B. Dated November 2024**

We have the following specific comments on this document:

Section 2.5. We note the reference to the site providing an extension of the current Phase 1 of the proposed multi-use path between Sidford and Sidbury. This isn't correct as there is a significant gap between DCC proposals for Phase 1 and Ebdon Lane, from which this development will provide Phase 2. We have made DCC aware of this problem.

Page 26. Considerations Plan. This plan appears to show potential connections of the multi-use path to Furzehill and Ebdon Lane (although the key labels these as visibility splays). We note the connection to Ebdon Lane is at a different location to other plans and the proposed pedestrian connection at the south-east corner of the site is missing.

Section 5.3. We welcome the reference to the current policy requirement of at least one cycle parking space for each home.

Section 5.4, Multi-Use Path. We welcome the aspiration of this proposal to deliver Phase 2 of the Multi-Use Path from Sidford to Sidbury. For information the current DCC Planning Application for Phase 1 has received numerous objections relating to the safety of the northern end where it meets the A375. For this reason, we welcome the Option 1 included in this section to divert from the current Phase 1 proposed alignment to run west of Hillside.

#### **Transport Statement dated 28th October**

We have the following specific comments on this document :

Para 3.12 apparently relates to Yeovil Pen Mill Station in error, as this station is 40 miles from the site.



Para 3.21 is incorrect as it states that the speed limit is 30mph through the village and fails to mention the 20mph speed limit. It refers to a pedestrian footway but fails to mention there are no footways in the vicinity of the site.

Para 3.23. Typo: "A0352"

Para 3.23 is incorrect as it states the road is subject to a 30mph speed limit throughout Sidford, although parts are governed by a 20mph speed limit.

Para 4.7. We welcome the reference to the current policy requirement of at least one cycle parking space for each home.

Para 6.13. Lift Share Week took place in September this year, not October.

Para 7.5 refers to access to the village cricket club using traffic segregated PRow. This is incorrect as it fails to mention the need to walk along at least 80m of the A3052 where there is no footway.

## **Conclusion**

We welcome the proposal, within this planning application, to deliver the second phase of the proposed Devon County Council multi-use path from Sidford to Sidbury. If this application is approved, we would welcome the opportunity to comment on future applications for approval of reserved matters.

Roy Russell

Secretary, Sidmouth Cycling Campaign

18<sup>th</sup> December 2024



**Appendix –**

**Suggestion to Devon County Council for amended Phase 1 alignment and link path to Millenium Green**

## Sidford to Sidbury Path – Possible alignments

Figure 1 – Suggested realignment of Phase 1 to bypass Hillside

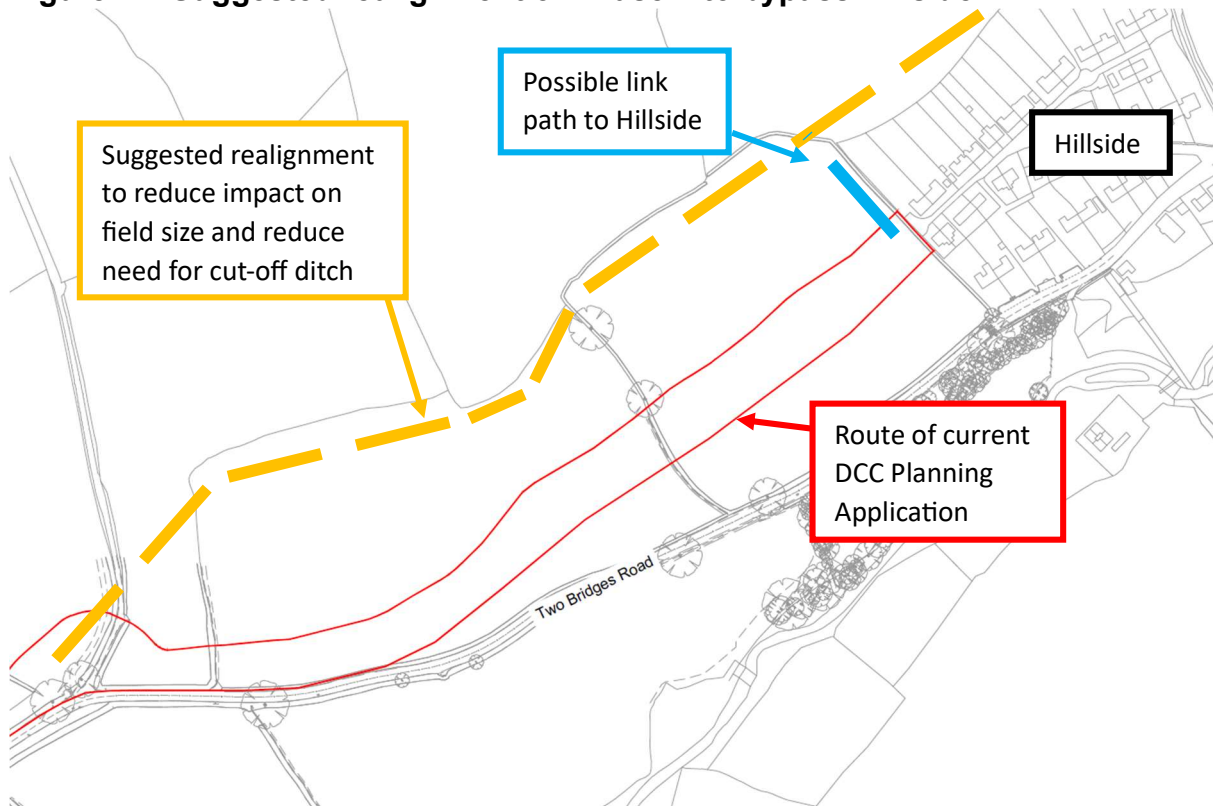


Figure 2 – Phase 2 – Path through proposed housing

