

East Devon Local Plan 2020-2040



Summary Site Selection report

Sidbury



August 2024

East Devon – an outstanding place

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Introduction

East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The site selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.

For each settlement, a Site Selection report contains the assessment of sites and identifies those recommended to be allocated, alongside those that are not recommended.

This report contains a summary of the assessment and selection of sites in Sidbury.

Full picture of sites considered

As part of the overall work there have been a number of calls for sites. Submitted sites are recorded on the map over the page. Noting that the picture is complicated by the fact that – in some cases – overlapping sites, and variations with for example differing boundaries, have been submitted at different points in time.

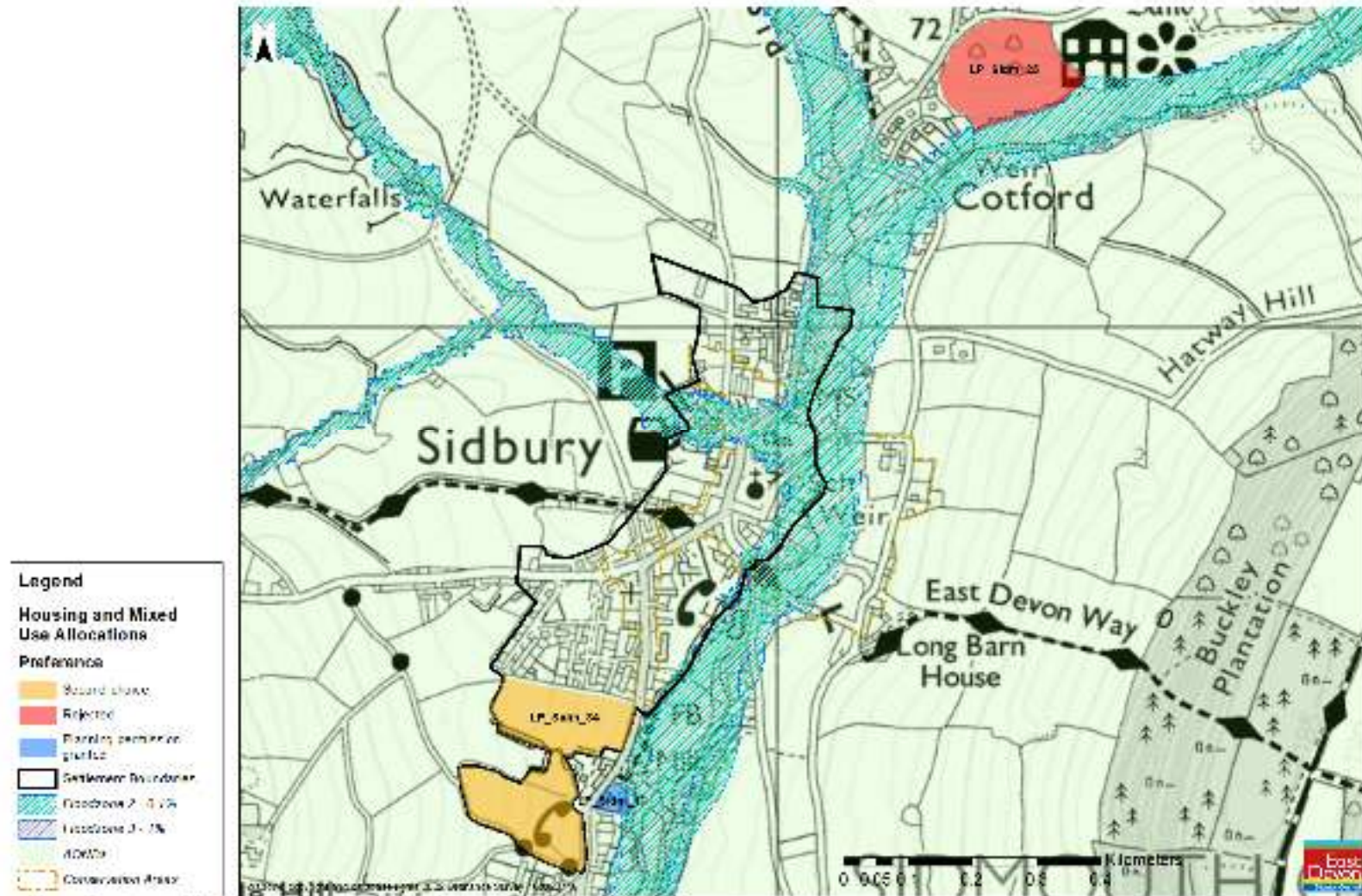
Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.

Non-developable conclusions were based on technical assessment, not policy judgement, and included sites where for example it was concluded that safe highway access could not be achieved. Also through this sifting work, sites were sifted out where they were assessed as remote from settlements falling in the local plan hierarchy.

Sites sifted out of the process at this stage were:

- Sidm_25 – Site is a rural greenfield away from the built-up area of Sidbury; would not pass Stage 2 sifting.

East Devon Local Plan 2020-2040 - Sidbury



n.b. Items in the Legend that appear in regular type are for consultation; items in *italics* are for information only.

Sites subject to detailed assessment

This section of the report provides information on sites that passed the sifting stage and draws conclusions on assessment results (noting that site assessment follows on in separate report sections – though in this report we provide summary details on fuller assessment that has been undertaken).

Overview

Site reference	Number of dwellings / hectares of employment land	Allocate?
SIDMOUTH RURAL WARD		
Sidm_34	Sidm_34a – 38 dwellings and 0.15ha of employment Sidm_34b – No additional dwellings/employment land (not recommended for allocation)	Sidm_34a – Yes Sidm_34b – No

1. Site Reference: Sidm_34

Site details

Settlement: Sidbury

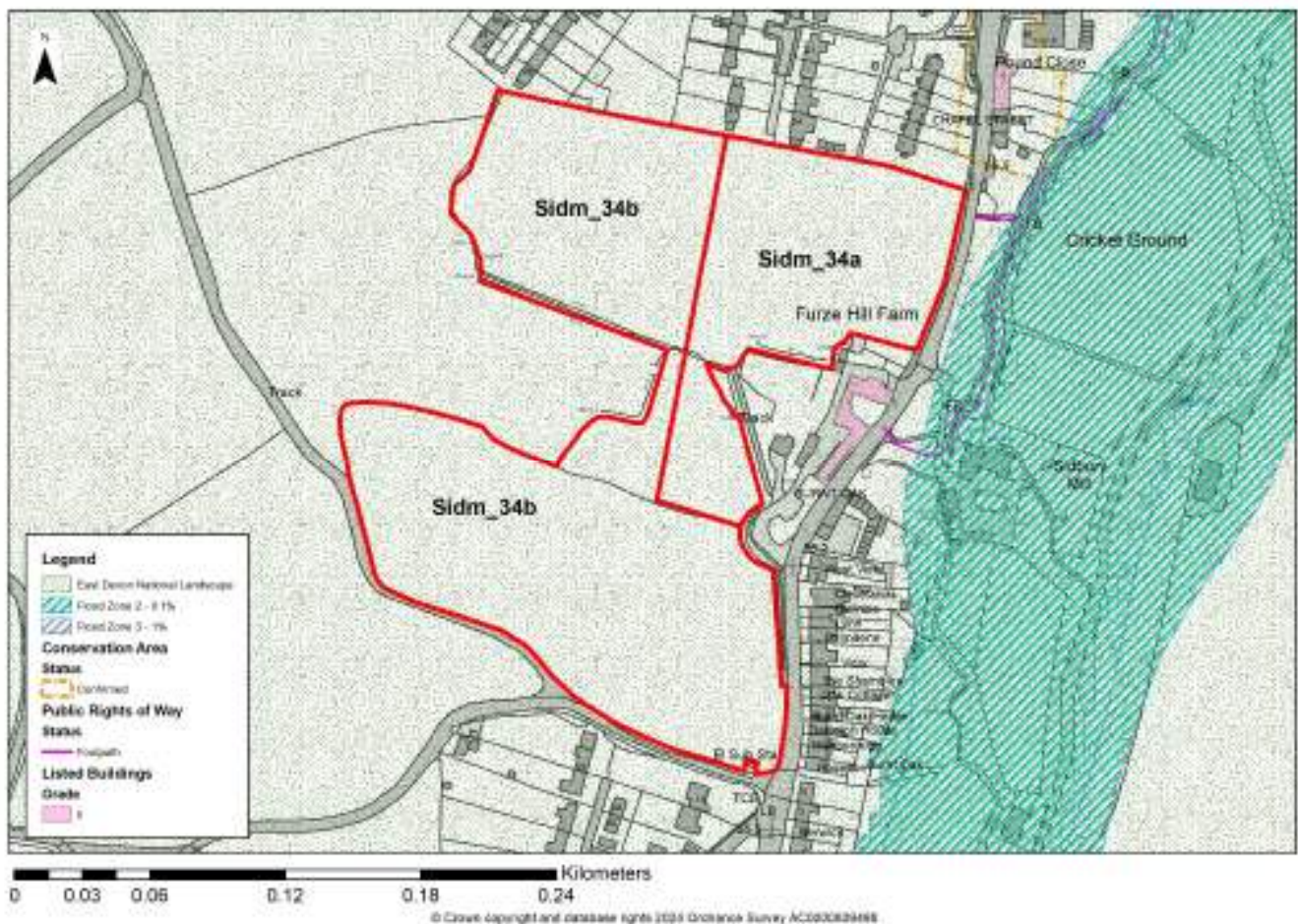
Reference number: Sidm_34a & Sidm_34b

Site area (ha): 4.03 (Sidm_34a – 1.14 & Sidm_34b – 2.89)

Address: Land between Furzehill and Hillside, Sidbury, EX10 0QZ

Proposed use: Mixed use

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, we do have comments on an earlier submitted site (Sidm_10) which encompasses the northern most portion of Sidm_34. **DCC Highways:** Access off Furzehill is preferable with a continuous footway, rather than off the A375 which is narrow with no footpath and would need significant improvements. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape

Short distance views into site from the A375 are limited due to topography and mature vegetation, but the site is clearly visible from elsewhere in the NL, for example from Buckley Road across the valley to the east. Overall, the site has a high-medium landscape sensitivity to new development.

Historic environment

Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north-east has views into southern part of the site. Potential impact on setting of these two heritage assets. Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Ecology

Arable fields surrounded and divided by mature hedgerows and trees. The site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area and 35m from a habitat of principle importance; it falls within both the Beer Quarry & Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, there is a significant moderate adverse effect predicted on ecology.

Accessibility

Eight out of 12 facilities within 1,600m of site, located in village of Sidbury (footway to north on A375).

Other constraints

Grade 3 agricultural land. Medium risk of surface water flooding on southern boundary of site.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Could form part of an extension to DCC's cyclepath / pedestrian link between Sidbury and Sidford.

Yield (number of dwellings or hectares of employment land)

38 dwellings (excluding the rejected Sidm_34b portion of land) the and 0.15ha of employment

Contribution to spatial strategy

The scale of growth at this site in isolation would be consistent with the spatial strategy at Sidbury as a Service Village for limited development to meet local needs. However, if other sites are proposed for allocation, consider whether the level of development is too high for the spatial strategy.

Should the site be allocated?

Yes, in part – Sidm_34a.

Reasons for allocating or not allocating

This site can provide an opportunity for limited development well aligned to existing built-up area and present an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Further heritage and landscape impact work on any future proposal would be required.

The site yield has been significantly reduced from what was initially proposed due to the constraints present. The originally proposed site was 4ha but it is recommended that development is kept to the north-east of the site (i.e. Greenhead / Furzehill, the only feasible access point) (see Sidm_34a) and kept as near to the floor of the valley as possible to mitigate the visual impact. Further work is required on confirming access is possible via Furzehill, as the potential access point is narrow and may impact on the employment aspect of the allocation (please see image below):