

East Devon Local Plan 2020-2040

Summary Site Selection report Sidmouth



August 2024

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

Introduction.....	4
Full picture of sites considered.....	4
Sites subject to detailed assessment	6
Sidmouth Town Ward	
1. Site Reference: Sidm_17.....	9
Sidmouth Rural Ward	
2. Site Reference: Sidm_12	14
3. Site Reference: Sidm_13	19
4. Site Reference: Sidm_14	24
5. Site Reference: Sidm_29 (a/k/a Sidm_24).....	29
6. Site Reference: Sidm_30.....	34
Sidmouth / Sidford Ward	
7. Site Reference: Sidm_02.....	38
8. Site Reference: Sidm_04.....	43
9. Site Reference: Sidm_06.....	47
10. Site Reference: Sidm_19	52
11. Site Reference: Sidm_20.....	57
12. Site Reference: Sidm_22.....	61
13. Site Reference: Sidm_28.....	66
14. Site Reference: Sidm_31	70
15. Site Reference: Sidm_32 (a/k/a Sidm_01).....	75
16. Site Reference: Sidm_35.....	80

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 Sidmouth (including Sidford).

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.

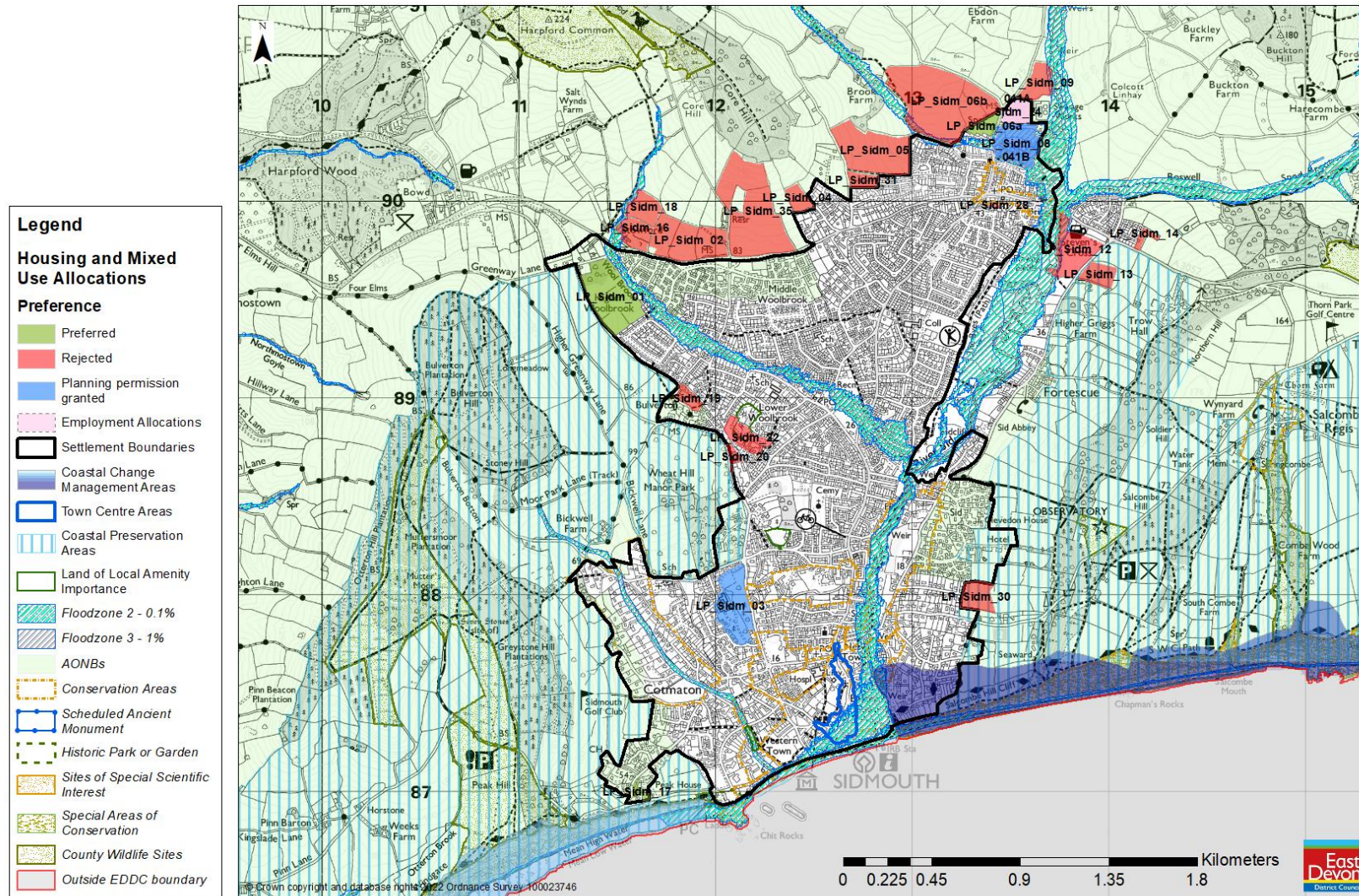
Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.

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_03 – Extant planning permission;
- Sidm_05 – HELAA panel marked as unachievable;
- Sidm_08 – Extant planning permission;
- Sidm_09 – Remaining area of original larger site; would not pass Stage 2 sifting as a stand-alone site;
- Sidm_16 – HELAA panel marked as unachievable;
- Sidm_18 – HELAA panel marked as unachievable.

East Devon Local Plan 2020-2040 - Sidmouth



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

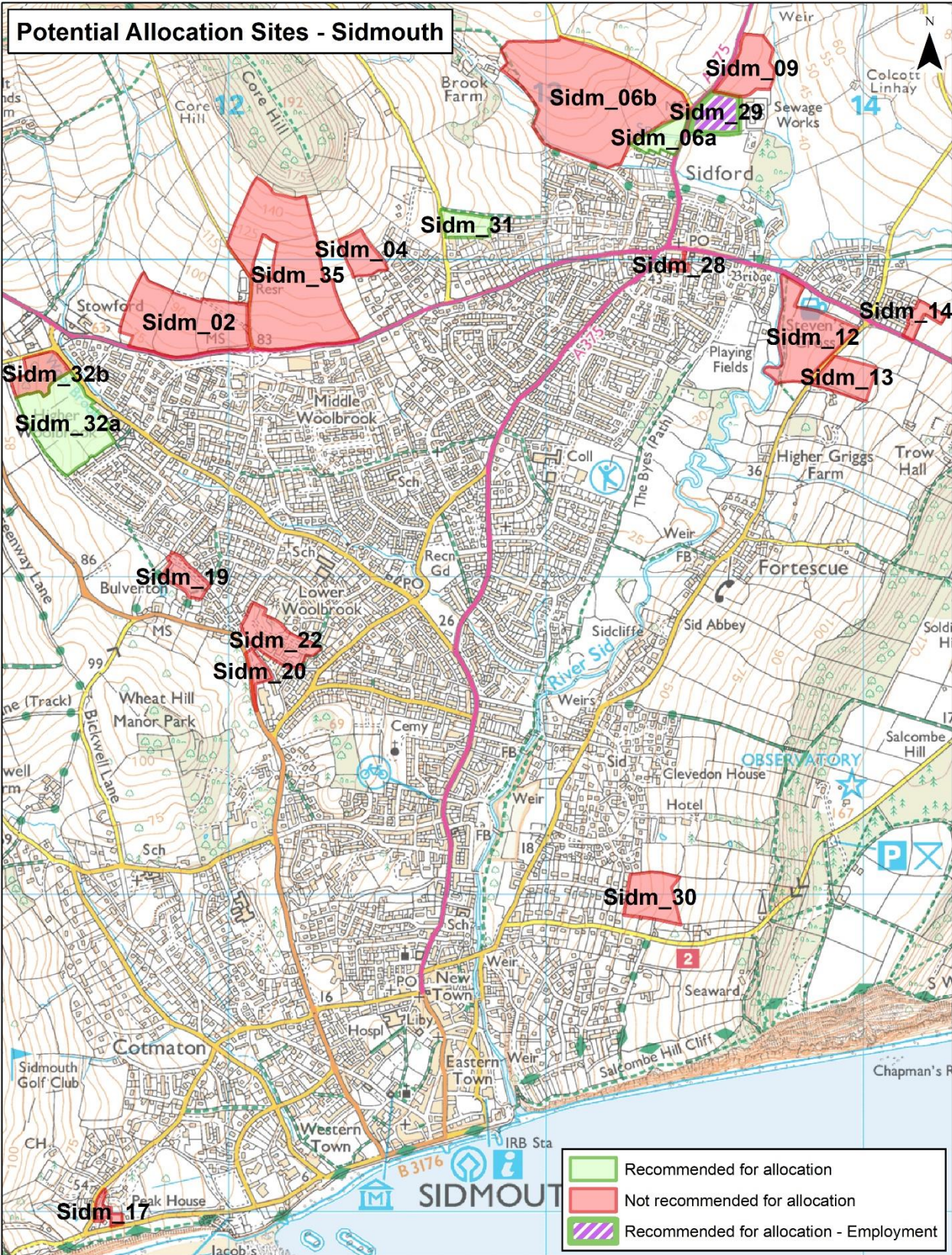
Sites subject to detailed assessment

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 TOWN WARD		
Sidm_17	8 dwellings (but not recommended for allocation)	No (previously proposed for allocation at the last consultation)
SIDMOUTH RURAL WARD		
Sidm_12	62 dwellings (but not recommended for allocation)	No
Sidm_13	43 dwellings (+ hotel) (but not recommended for allocation)	No
Sidm_14	12 dwellings (but not recommended for allocation)	No
Sidm_29 (a/k/a Sidm_24)	1.63ha of employment land	Yes
Sidm_30	30 dwellings (but not recommended for allocation)	No
SIDMOUTH / SIDFORD WARD		
Sidm_02	124 dwellings (but not recommended for allocation)	No
Sidm_04	10 dwellings (but not recommended for allocation)	No

Site reference	Number of dwellings / hectares of employment land	Allocate?
Sidm_06	Sidm_06a – 30 dwellings Sidm_06b – 238 dwellings (but not recommended for allocation)	Sidm_06a – Yes Sidm_06b – No
Sidm_19	8 dwellings (but not recommended for allocation)	No
Sidm_20	11 dwellings (but not recommended for allocation)	No
Sidm_22	43 dwellings (but not recommended for allocation)	No
Sidm_28	4 dwellings (but not recommended for allocation)	No
Sidm_31	15 dwellings	Yes (previously rejected at the last consultation)
Sidm_32 (a/k/a Sidm_01)	127 dwellings and 0.27ha of employment land	Sidm_32a – Yes Sidm_32b – No
Sidm_35	80 dwellings (but not recommended for allocation)	No



0 0.225 0.45 0.9 1.35 1.8 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



1. Site Reference: Sidm_17

Site details

Settlement: Sidmouth

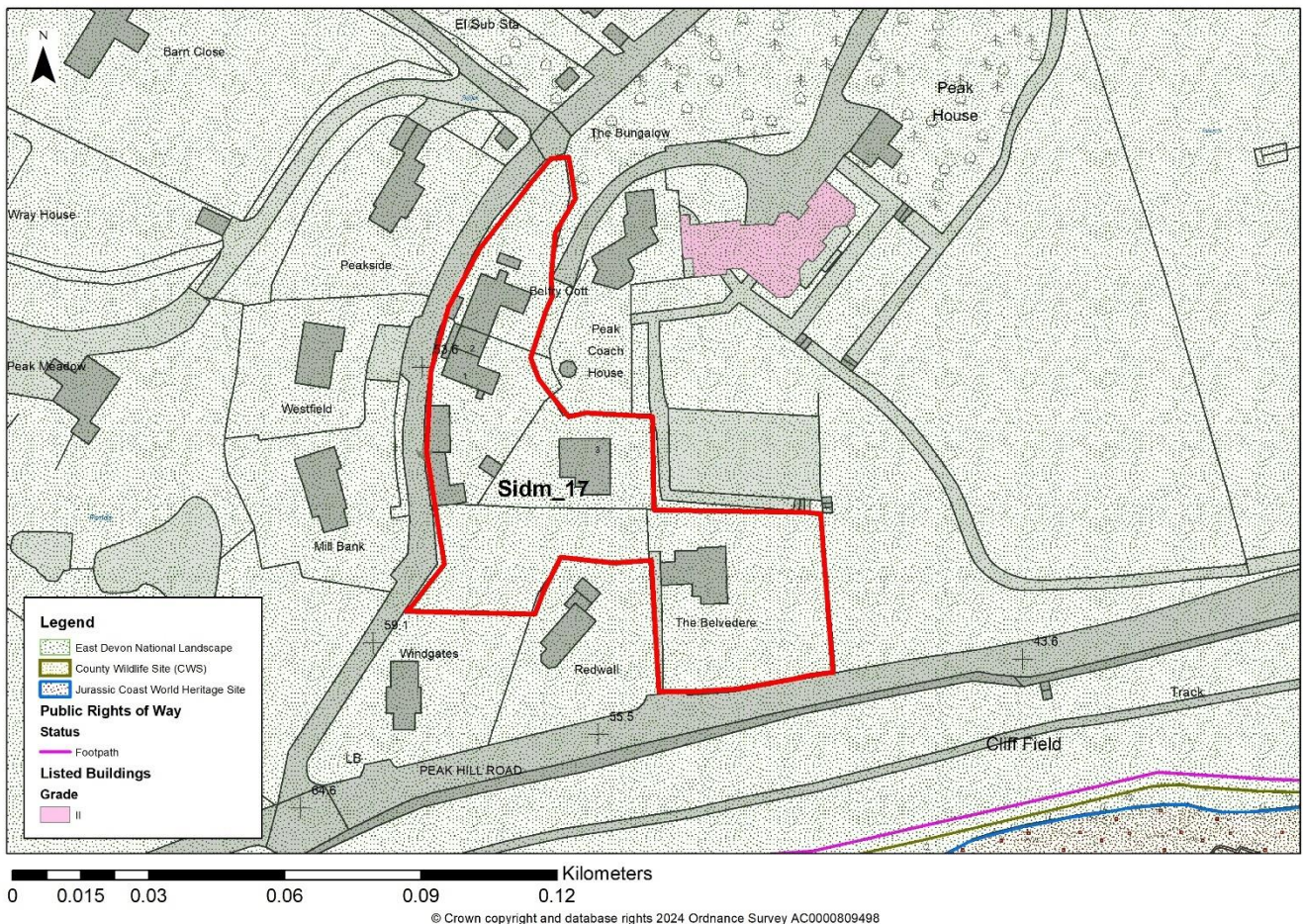
Reference number: Sidm_17

Site area (ha): 0.45

Address: Peak Coach House (Numbers 1-3 Belfry Cottages), Cotmaton Road, Sidmouth, EX10 8SY and The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (DCC) Highways: Access via Cotmaton Road is possible but is very narrow with no footway. Only available for limited infill. **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

Site is located entirely within National Landscape, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the National Landscape. Short distance views available from Stevens Cross Close to west but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Grade II listed Peak House. Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site. The site features residential dwellings and, subject to detail of the final scheme, could accommodate appropriate residential development. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Lightly developed residential site with area of meadow, areas of lawns, some mature trees. Site is 38m from a County Wildlife Site, 30m from a nature recovery network area, 17m from a habitat of principle importance. Site is within both the Beer Quarry and Caves Special Area of Conservation (SAC) bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

Nine out of 12 facilities within 1,600m of site; 800m to Sidmouth town centre.

Other constraints

Slither of high surface water flood risk runs through site. Coastal Preservation Area to south / west of site.

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

No

Opportunities

Opportunity to utilise previously developed land.

Yield (number of dwellings or hectares of employment land)

8 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although this site provides an opportunity to build new housing on previously developed land, the combination of the relatively low yield on offer and the constraints listed above would suggest a recommendation that this site should not be allocated.

2. Site Reference: Sidm_12

Site details

Settlement: Sidford

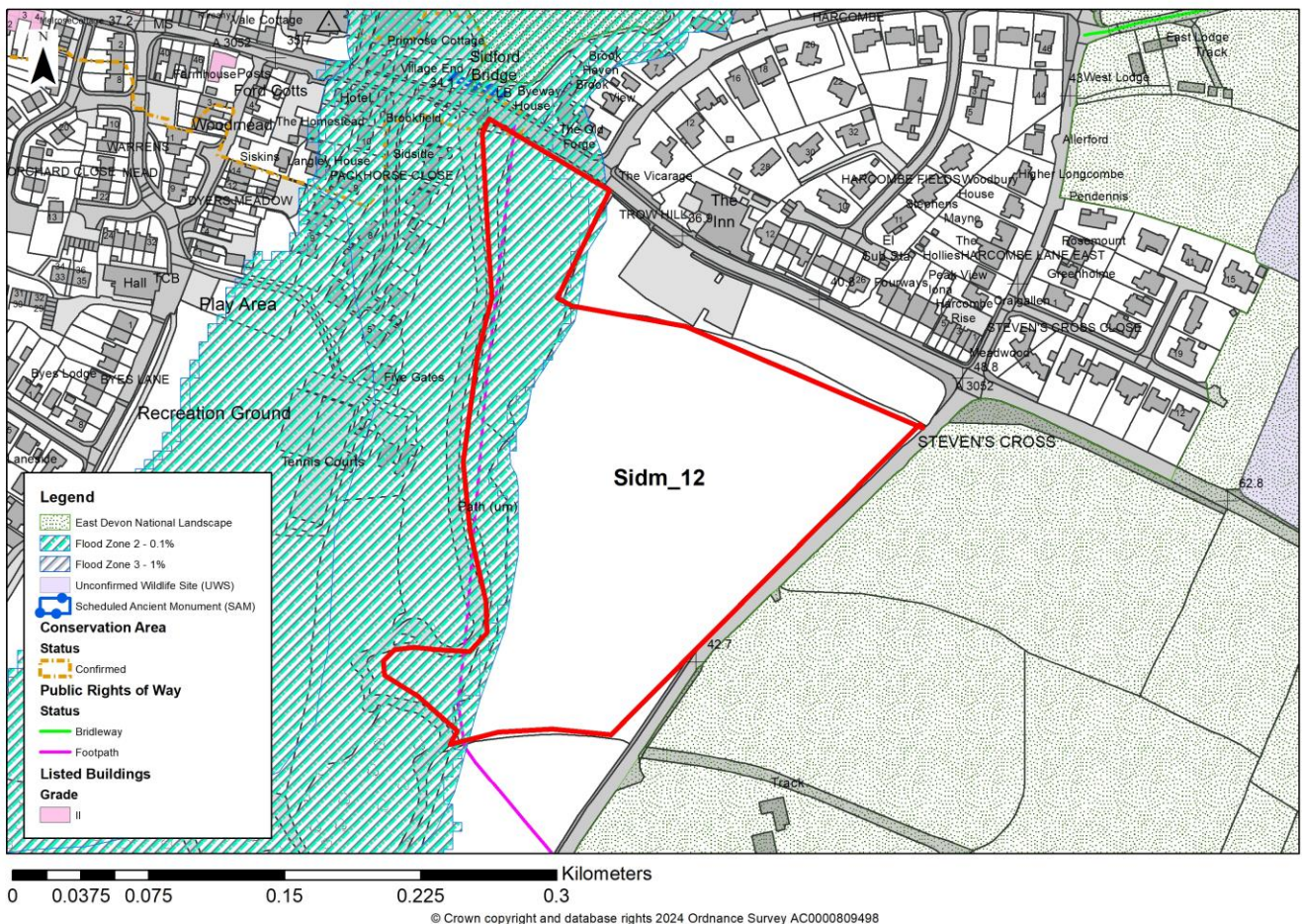
Reference number: Sidm_12

Site area (ha): 4.43

Address: The Hams, Fortescue Road, Sidford

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **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

National Landscape runs along eastern boundary of site. Set lower down the valley but still widely viewed from surrounding areas, including from the National Landscape. Located in 'The Byes'. Much tree cover around the River Sid adding to landscape character. Highly sensitive and exposed site within The Byes, adjacent to heritage assets, River Sid and public right of way. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Sidford Bridge is Grade II listed and a Scheduled Monument, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north-west edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north-west. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecology

Arable field surrounded by mature hedgerow, River Sid to west. Site is 20m from a nature recovery network area, 22m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

Ten out of 12 facilities within 1,600m of site; 480m to Sidford via footpaths to north of site; 3,000m to Sidmouth town centre.

Other constraints

Grade 3 agricultural land. Flood Zone 3 along western part of site associated with River Sid, reducing yield as a result. High surface water flood risk in west part too.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

62 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a high landscape impact (site is within The Byes and adjacent to a public footpath and the River Sid), major heritage impact and a significant moderate adverse effect on ecology.

3. Site Reference: Sidm_13

Site details

Settlement: Sidford

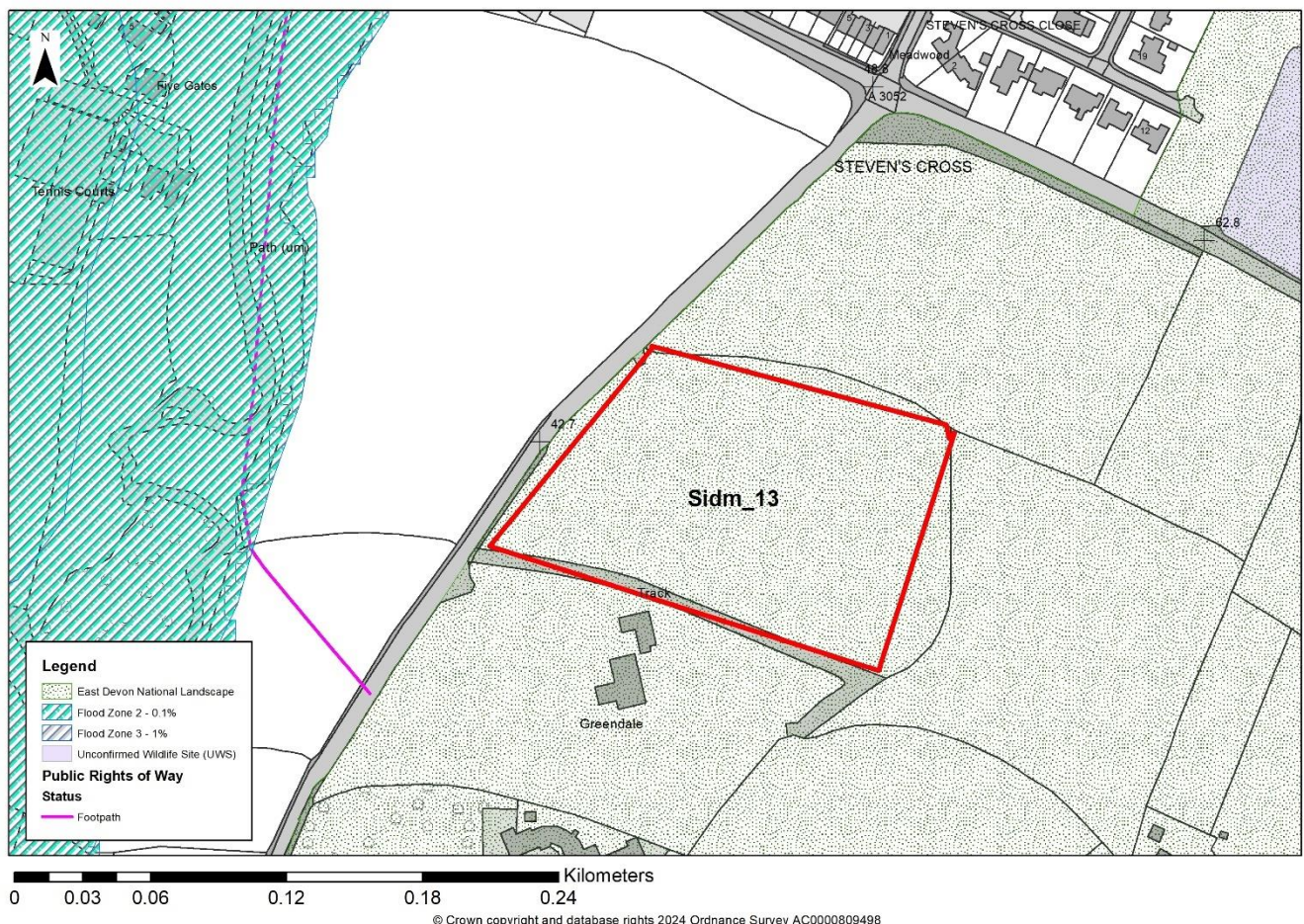
Reference number: Sidm_13

Site area (ha): 1.73

Address: Land adjoining Fortescue Road, Sidford / Sidmouth

Proposed use: Residential / Hotel

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **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

Site falls within the National Landscape, on land that sweeps upwards to the east and is visually prominent from a range of public viewpoints. This area is very sensitive in landscape terms.

Historic environment

Grade II listed Higher Griggs Farm 231m to south, trees and hedgerow in between but some views are likely. To the north, Sidford Bridge (Scheduled Monument and Grade II listed) is 314m away, whilst Sidford Conservation is 288m – of which views of site are likely from.

Ecology

A Core Nature Area / Priority Habitat Inventory is directly to the south the of the site. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

The site is clearly in Open Countryside. It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

Other constraints

Grade 3 agricultural land.

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

No

Opportunities

Please see 'Reasons for allocating or not allocating'

Yield (number of dwellings or hectares of employment land)

43 dwellings and a hotel

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site has a complicated background; it was originally submitted as part of a proposal for 43 dwellings and a hotel, with additional land to the west being offered for a range of amenity and public access uses with new paths and cycle links, including a bridge over the River Sid, allotments, tree planting, a nature reserve and new lake. However, this site is very sensitive in landscape terms, being in the National Landscape on rising land that is visually prominent from a wide range of public viewpoints and in open countryside.

4. Site Reference: Sidm_14

Site details

Settlement: Sidford

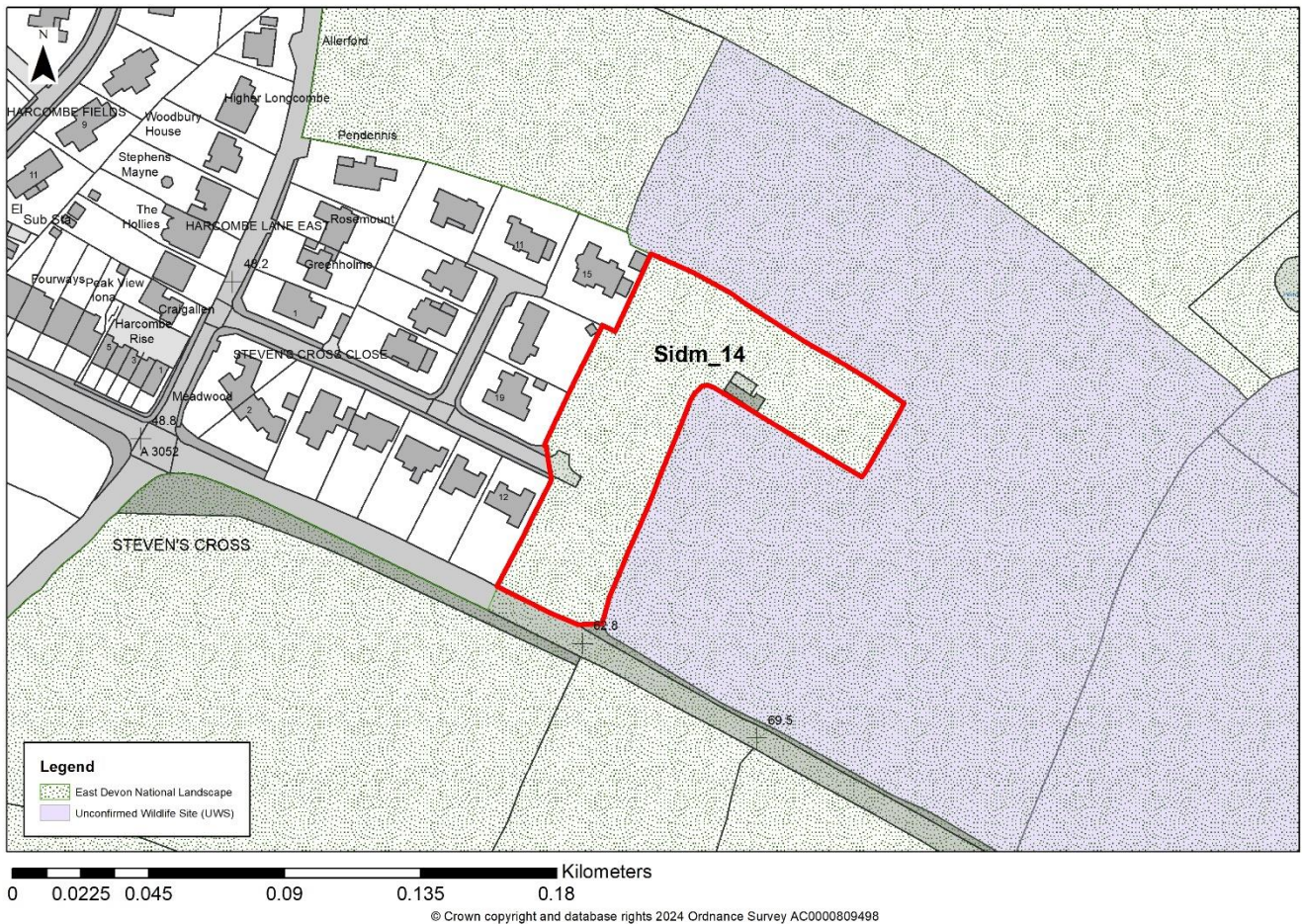
Reference number: Sidm_14

Site area (ha): 0.61

Address: Land adjacent to Stevens Cross Close (east side), Sidford, EX10 9QJ

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **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

Site is located entirely within the National Landscape, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the National Landscape. Short distance views available from Stevens Cross Close to west but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: None. Views of site are available from Sidbury Castle Scheduled Monument to north-west, but distance and small scale of site mean limited impact. Overall, No Change - No change to assets or their settings.

Ecology

Meadow surrounded by hedgerow to east of residential estate. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 1m from an unconfirmed wildlife site. Overall, significant moderate adverse effect predicted.

Accessibility

Nine out of 12 facilities within 1,600m of site; 800m to Sidford via footpaths to west of site; 3,300m to Sidmouth town centre.

Other constraints

Grade 3 agricultural land.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

12 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility). A valued view in the Neighbourhood Plan would also be impacted.

5. Site Reference: Sidm_29 (a/k/a Sidm_24)

Site details

Settlement: Sidford

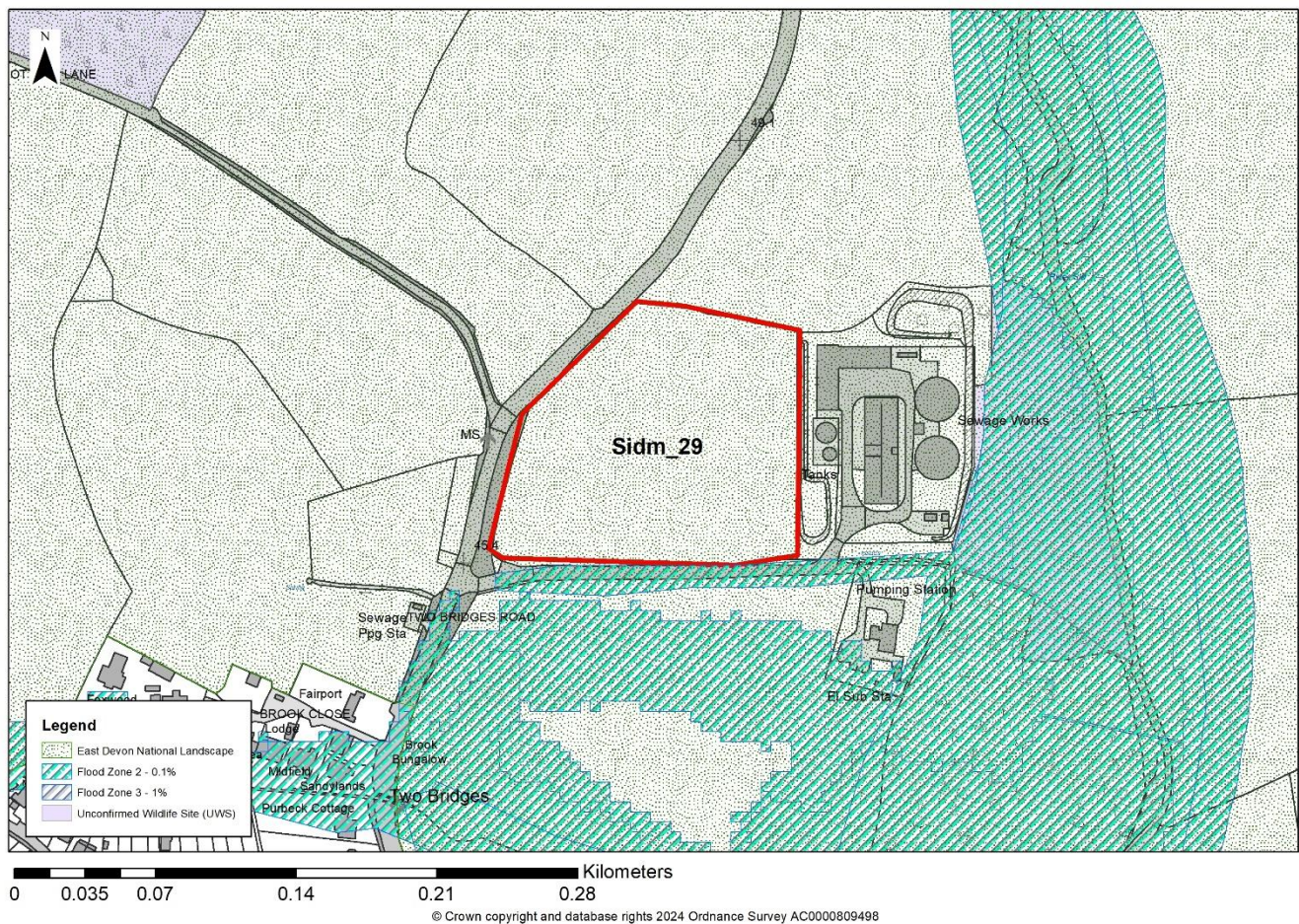
Reference number: Sidm_29 (previously submitted as Sidm_24)

Site area (ha): 1.63

Address: Land at Two Bridges, Sidford, EX10 9PL

Proposed use: Residential or Employment

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

Access via the lane to the Sewage Works and Water Pumping Station, off the A375.

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.

Landscape

Arable field with mature trees and hedgerow, off the A375, north of Sidford. Site is relatively flat with a slight easterly aspect. Site is located entirely within the National Landscape. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from the National Landscape, particularly from higher ground across the Sid Valley to east, north, and west. Limited context of built form including industrial water treatment to the east. Overall, the site has a high-medium landscape sensitivity to new development.

Historic environment

Assets present: 1 - Grade II listed buildings; 2 – Sidford Conservation Area, 3 – Sidbury Castle Scheduled Monument. Grade II listed building and Sidford Conservation Area just over 200m to south-west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle to north-west. Site forms part of the surrounding low ground around Sidbury Castle, key to the assets setting. Overall, major/considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecology

Arable field with mature trees and hedgerow. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 87.59m from an unconfirmed wildlife site, 35m from a nature recovery network area, 30m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

Accessibility

Ten out of 12 facilities within 1,600m of site. The site is approximately 480m to Sidford and 3,040m to Sidmouth town centre. There are no footpaths in the immediate vicinity.

Other constraints

Grade 3 agricultural land. Flood Zone 3 near southern boundary of site. Also, high surface water flood risk on adjacent A375 and access road.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

1.63ha of employment land

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes – for employment

Reasons for allocating or not allocating

This site is an existing Local Plan allocation (041A), as part of a larger site including the portion to the south that now has planning permission (041B), for employment. It is recommended both of these areas remain allocated for employment. Site is located entirely within the National Landscape and, overall, the site has a high-medium landscape sensitivity to new development, medium heritage impact and significant moderate adverse effect predicted on ecology.

6. Site Reference: Sidm_30

Site details

Settlement: Sidmouth

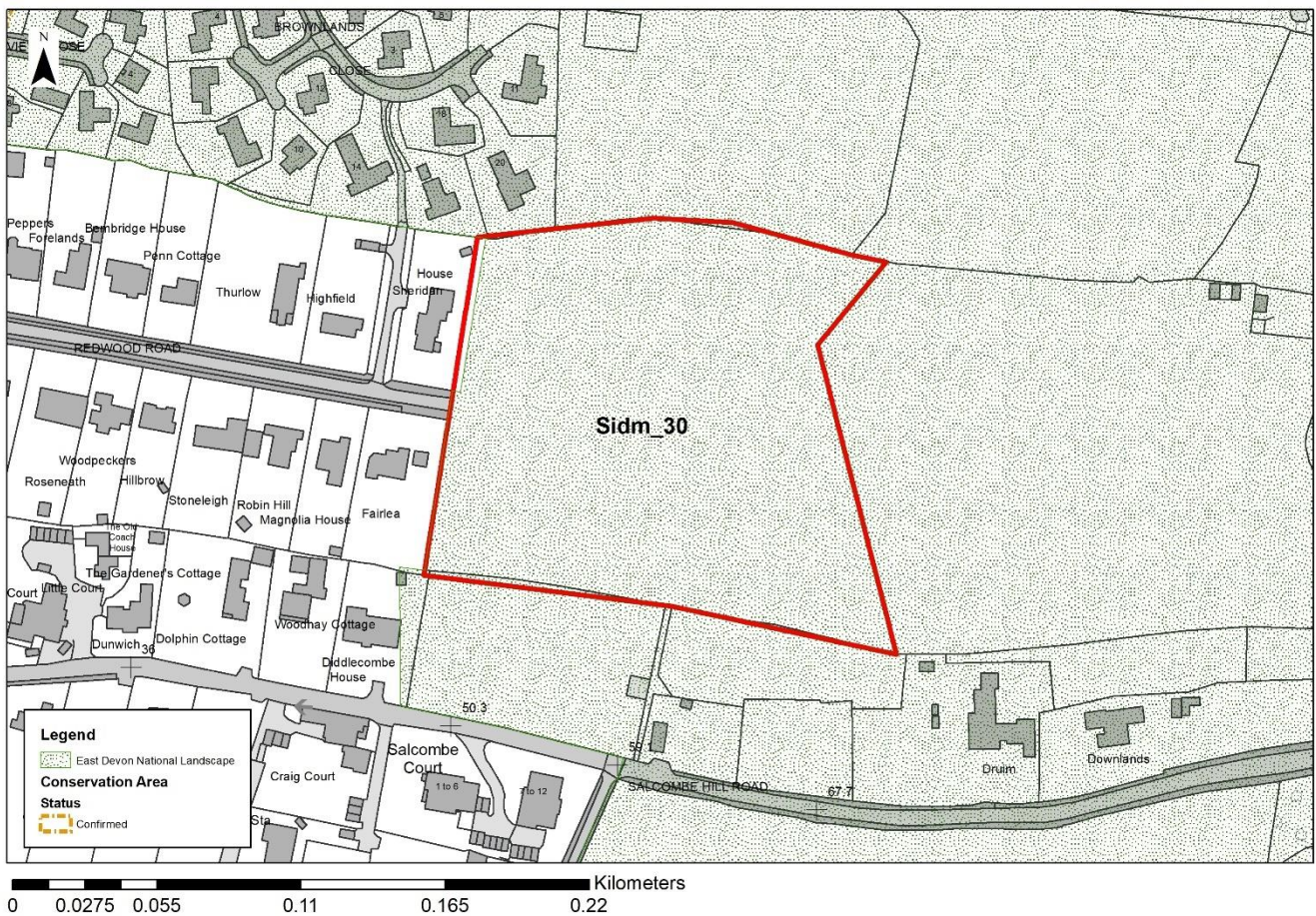
Reference number: Sidm_30

Site area (ha): 2.23

Address: Redwood Road, Sidmouth, EX10 9AB

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

Access to the site would be from the eastern end of Redwood Road, extending the road into the site. 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.

Landscape

Site is located entirely within National Landscape and Coastal Preservation Area, although land adjacent to the west is not. Gently sloping, roughly square greenfield site; part of a larger field adjoining the eastern end of Redwood Road on the edge of the built-up area of south-east Sidmouth. Salcombe Hill Road is to the south, separated from the site by one small field. Hedgerow at the southern and northern boundaries of the site. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Tree Protection Orders (TPOs) are in place on the southern boundary. Overall, the site has a high landscape sensitivity to new development.

Historic environment

There are no heritage assets present within 100m of the site. The site is approximately 200m from the Sid Vale Conservation Area, which contains several listed buildings; there is substantial existing development in between, so no intervening views.

Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

Eleven out of 12 facilities within 1,600m of site; 650m to Sidmouth Town Centre.

Other constraints

None identified

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

30 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.

7. Site Reference: Sidm_02

Site details

Settlement: Sidford

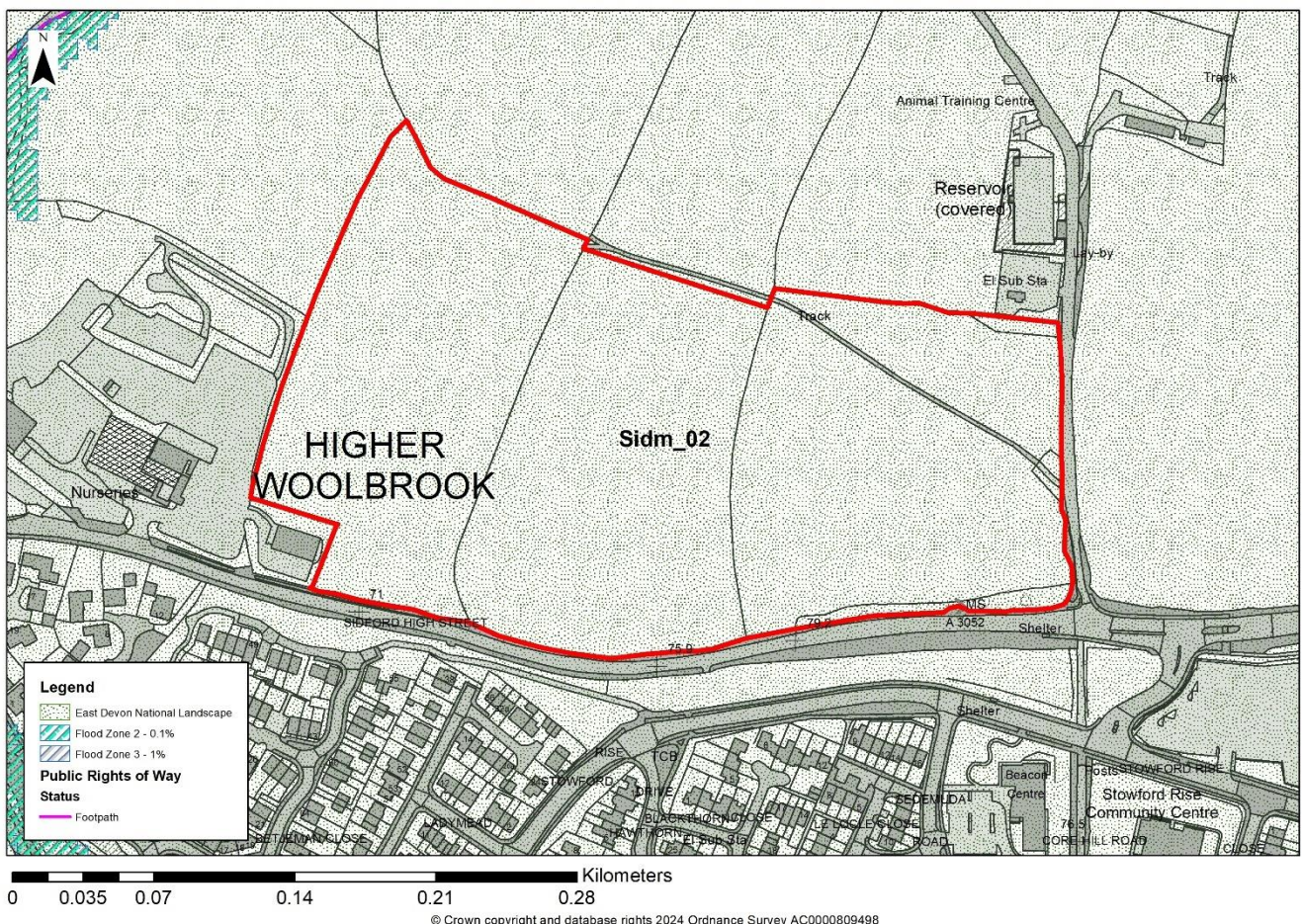
Reference number: Sidm_02

Site area (ha): 6.92

Address: Land at Sidford High Street, Sidford

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Edge of Sidmouth site; highway access possible via adjacent roads – needs ped/cycle link to town centre and crossing on A3052. **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

Located entirely within East Devon National Landscape, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the National Landscape. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: None within 100m. Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views. Overall, No Change - No change to assets or their settings.

Ecology

Greenfield arable site with mature trees and hedgerows dividing and bordering. The site is 64m from a nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

Ten out of 12 facilities within 1,600m of site; footpaths to local shops on opposite side of A3052; 1,500m to Sidford facilities; 2,500m to Sidmouth Town Centre.

Other constraints

Grade 3 agricultural land. A small area of low surface water flood risk in the south-east of the site.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

124 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility), no heritage impact but a significant adverse effect on ecology. There is good access to facilities and employment but poor existing access via a narrow lane onto the A3052. Development would require an improved access to A3052 and appropriate ecological mitigation; the impact on the National Landscape is a significant concern.

8. Site Reference: Sidm_04

Site details

Settlement: Sidford

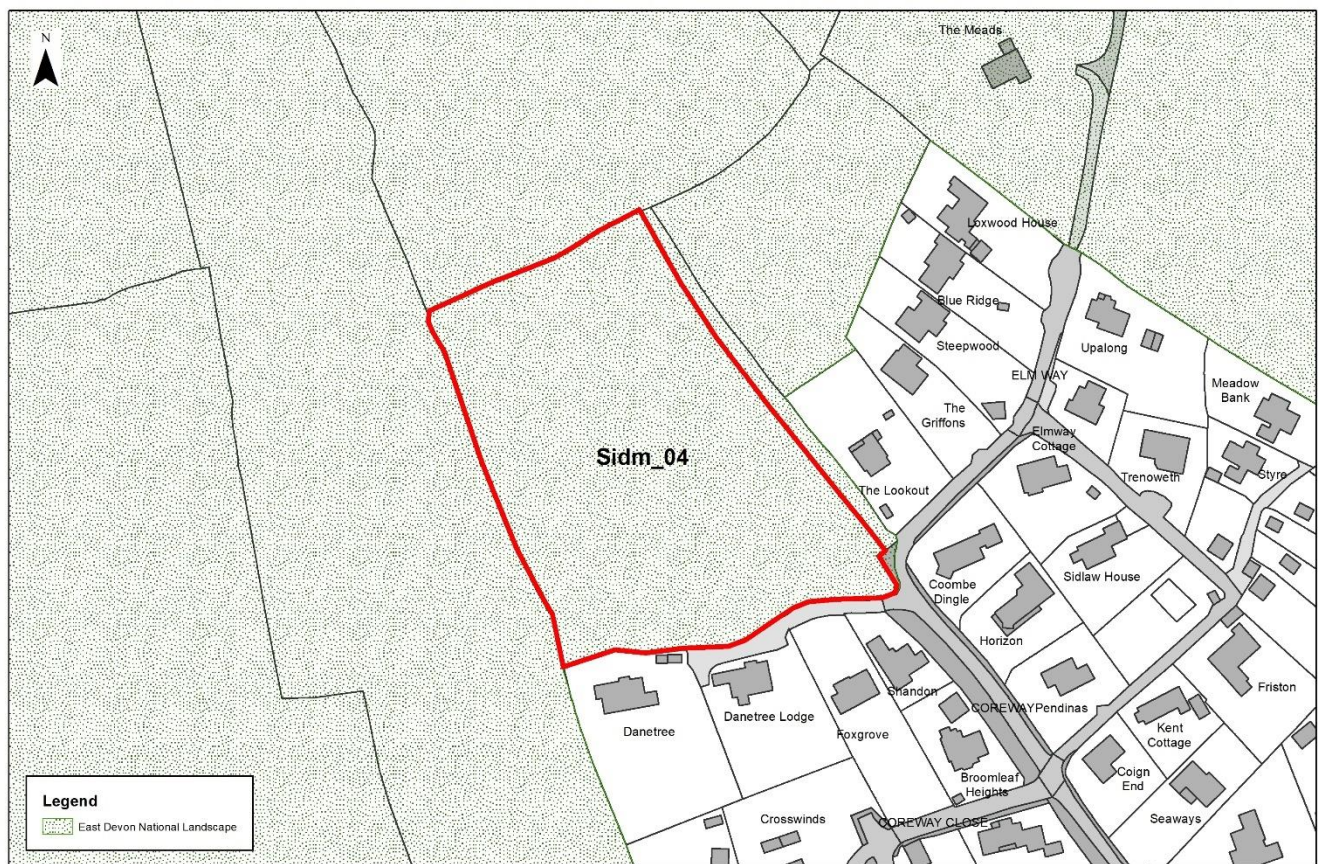
Reference number: Sidm_04

Site area (ha): 1.26

Address: Land to the west of The Lookout, Coreway, Sidford, EX10 9SD

Proposed use: Residential

Site map



0 0.0225 0.045 0.09 0.135 0.18 Kilometers
© Crown copyright and database rights 2024 Ordnance Survey AC0000809498

Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access off Coreway – needs footway the length of Coreway and pedestrian crossing of A3052. **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

Located entirely within East Devon National Landscape, whilst land adjacent to south and south-east is not. Short distance views into site are limited those from corner of Elm Way and Coteway, due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings. Highly sensitive and exposed site within the National Landscape, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Sidbury Castle Scheduled Monument. Site has little relationship or intervisibility with Sidbury Castle. Nearest designated heritage asset is Grade II* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Meadow with mixed grasses at 0.5-1.5m, thistles and occasional young saplings and shrubs, hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

Ten out of 12 facilities within 1,600m of site; 960m to Sidford; 2,500m to Sidmouth Town Centre.

Other constraints

Grade 3 agricultural land. Previous application for residential refused / dismissed at appeal (12/1276/FUL).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

10 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.

9. Site Reference: Sidm_06

Site details

Settlement: Sidford

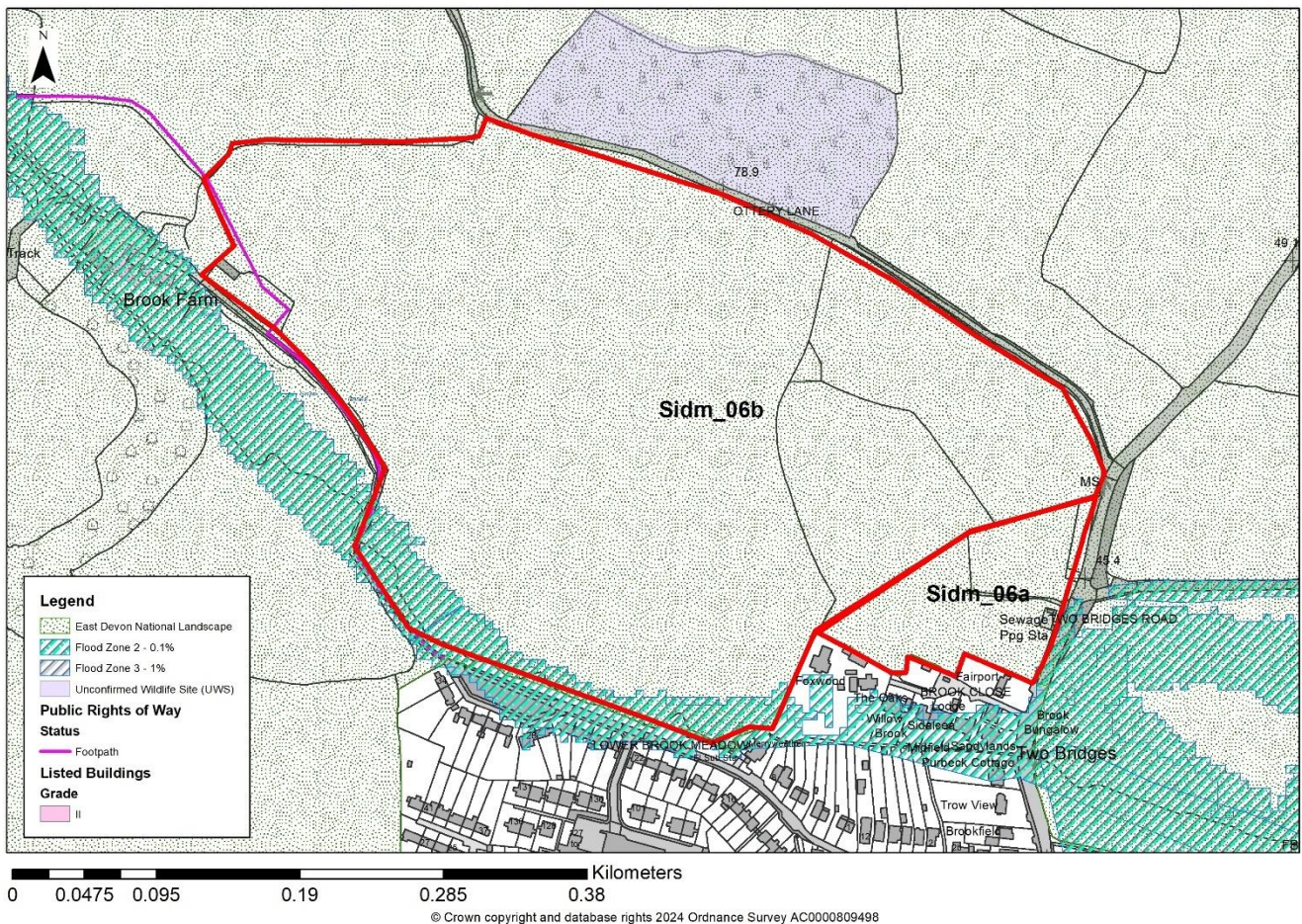
Reference number: Sidm_06a & Sidm_06b

Site area (ha): 15.52 (Sidm_06a – 1.17ha & Sidm_06b – 14.35ha)

Address: Land west of Two Bridges Road, Sidford

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all-purpose trail. **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

Site is located entirely within the National Landscape, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from National Landscape, particularly from across the Sid Valley to east and north-east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part. Highly sensitive and exposed site within the National Landscape. The majority of the site (Sidm_06b) has been discounted and only the remaining area of the site (Sidm_06a) remains a potential site for allocation. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 – Historic Environment Record (HER) MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit. Grade II listed Brook Farm 18m to west has views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north-west. The site is key to the setting of Sidbury Castle. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecology

Site made up of large arable fields and some smaller fields divided by mature hedgerow. Brook to south and south-west of site with wide boundary including mature trees and scrub. Site is 7m from an unconfirmed wildlife site, 5m from a nature recovery network area, 7m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted

Accessibility

Ten out of 12 facilities within 1,600m of site; 480m to Sidford via footpaths to south of site; 3,040m to Sidmouth town centre.

Other constraints

Grade 3 agricultural land. Southern part of site is in Flood Zone 3, with high surface water flood risk in south and eastern edge of site. Within the proposed Green Wedge (currently within the 'Sidbury-Sidford Non-Coalescence Area' in the 'made' Sid Valley Neighbourhood Plan).

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

Yes

Opportunities

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

Yield (number of dwellings or hectares of employment land)

30 dwellings (excluding the rejected Sidm_06b portion of land).

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes, in part – Sidm_06a.

Reasons for allocating or not allocating

The originally proposed site covered a much larger area (max. yield 268) but it is considered that only a small portion on the eastern side of the site (specifically Sidm_06a; the rest of the site is Sidm_06b) could make a reasonable development option, though at a much lower capacity than the site promoter suggested. Development of the site, taken as whole with Sidm_06b, would have a high landscape impact (site within the National Landscape with high intervisibility), major heritage impact and significant moderate adverse effect on ecology.

10. Site Reference: Sidm_19

Site details

Settlement: Sidmouth

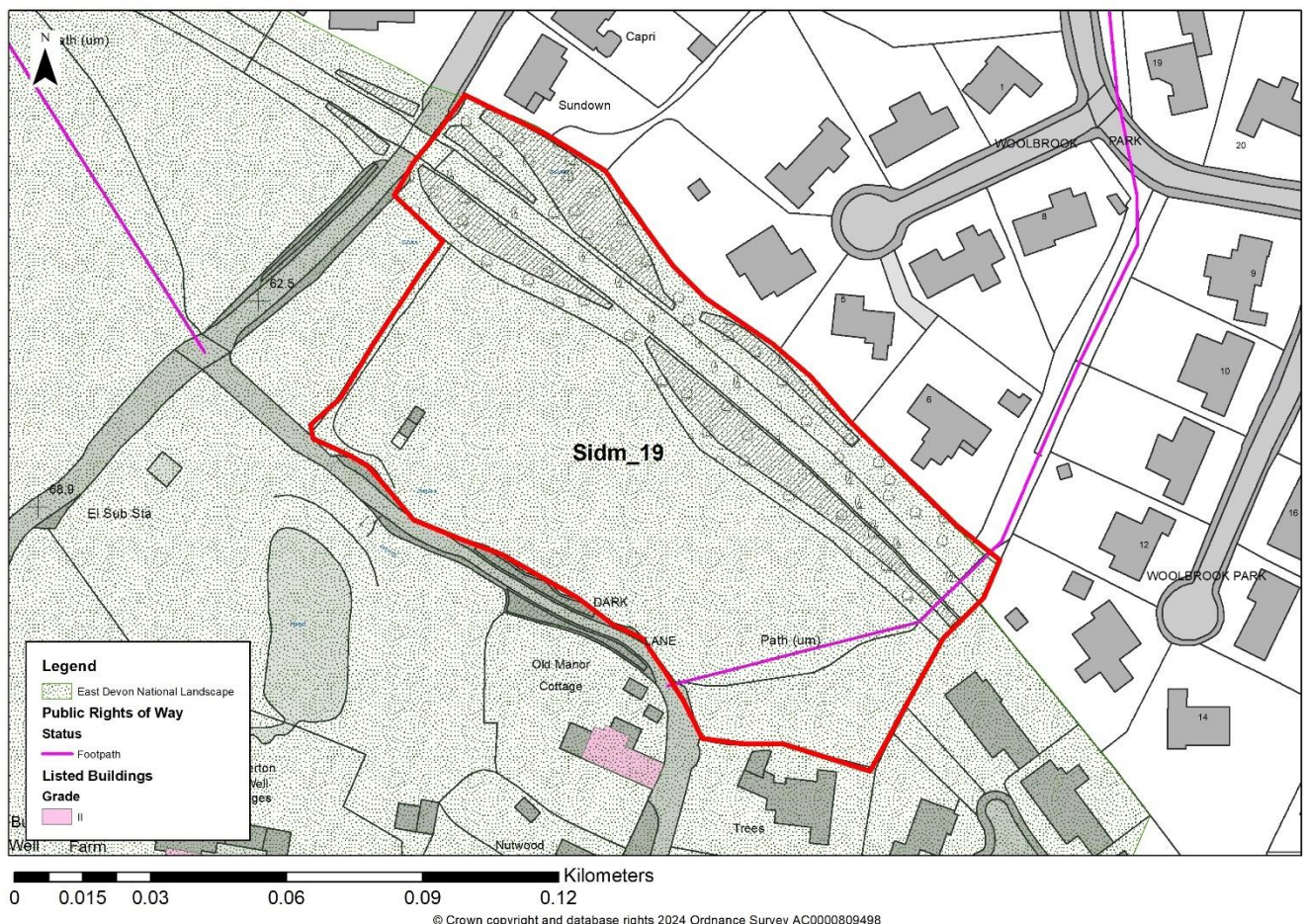
Reference number: Sidm_19

Site area (ha): 1.07

Address: Land at Dark Lane, Sidmouth, EX10 9DR

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access roads are very narrow, suitable for very limited development. Ideal access from Bulveton Park. **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

Located entirely within East Devon National Landscape, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature hedgerows and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter. Overall, the site has a high landscape sensitivity to new development.

Historic environment

Assets Present: 1 – Grade II listed Old Manor Cottage, 2 – Grade II listed Bulverton Cottage, 3 – Grade II listed Bulverton House, 4 – Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 – Grade II listed Bulverton Barn (south of road). Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecology

Unmanaged habitat rich meadow, bramble and nettle site with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 86.2m from an unconfirmed wildlife site. Overall, significant moderate adverse effect predicted.

Accessibility

Eleven out of 12 facilities within 1,600m of site; 1,400m to Sidmouth Town Centre.

Other constraints

Grade 3 agricultural land in strategic assessment. Small areas in west are high surface water flood risk. Coastal Preservation Area to west of site.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

8 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility), major heritage impact, significant moderate adverse effect on ecology (the site consists of a mosaic of scrub, ruderal species and semi-mature woodland). There is poor access with narrow lanes, adjacent to heritage.

11. Site Reference: Sidm_20

Site details

Settlement: Sidmouth

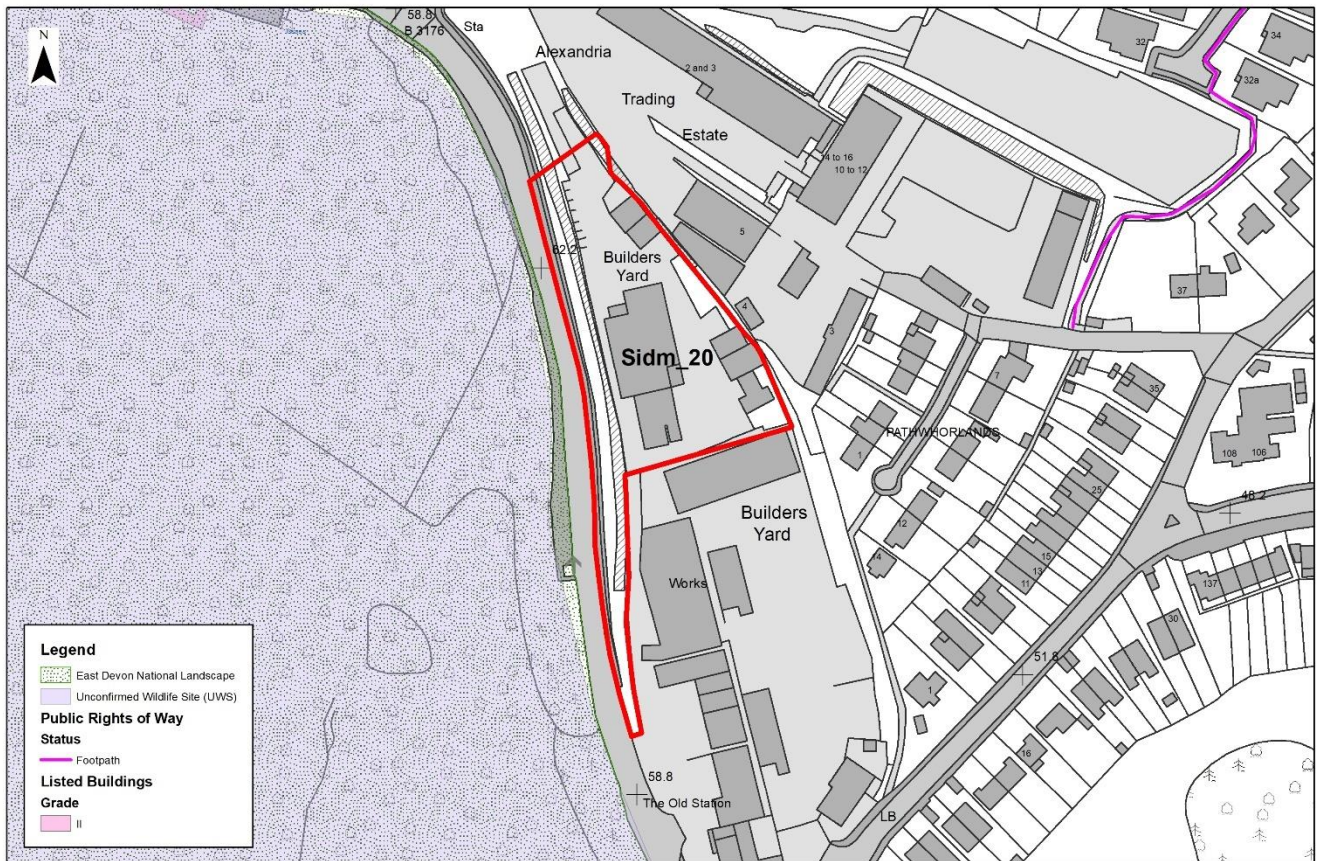
Reference number: Sidm_20

Site area (ha): 0.56

Address: Station Yard, Station Road, Sidmouth, EX10 8NN

Proposed use: Residential

Site map



0 0.0225 0.045 0.09 0.135 0.18 Kilometers
© Crown copyright and database rights 2024 Ordnance Survey AC0000809498

Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved ped/cycle facilities. **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

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon National Landscape across the road (B3176) to west is a constraint. In landscape terms, redevelopment of the site could provide an improvement to the

landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium-low landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to north-west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecology

Industrial estate with mature trees to border. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 12m from an unconfirmed wildlife site, 98m from a nature recovery network area, 98m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

Accessibility

Eleven out of 12 facilities within 1,600m of site; 1,600m to Sidmouth Town Centre.

Other constraints

Medium surface water flood risk adjoins south-east part of site. Coastal Preservation Area to west of site. Loss of active employment site a significant constraint.

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

No

Opportunities

Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Yield (number of dwellings or hectares of employment land)

11 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a medium-low landscape impact (the National Landscape across the road to the west is a constraint), there could be beneficial heritage impact (through reduced industrial traffic to local area / reduced noise) and a significant moderate adverse effect on ecology. There is also good access to facilities and employment, but the loss of an active employment site is a significant constraint on development and why this site should be rejected as a potential allocation.

12. Site Reference: Sidm_22

Site details

Settlement: Sidmouth

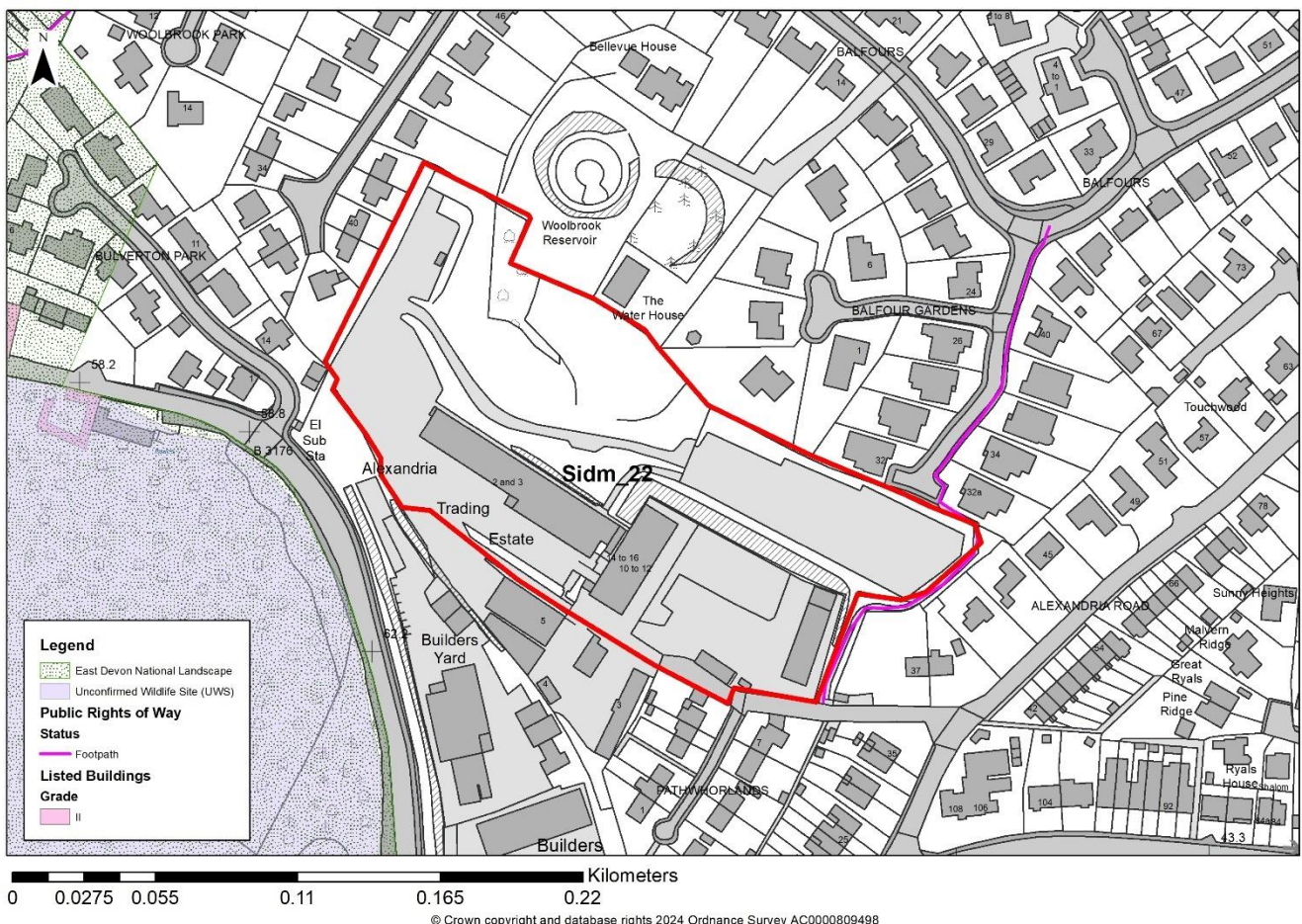
Reference number: Sidm_22

Site area (ha): 2.37

Address: Alexandria Industrial Estate, Alexandria Road, Sidmouth, EX10 9HG

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved ped/cycle facilities. **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

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon National Landscape 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium-low landscape sensitivity to new development.

Historic environment

Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecology

Industrial estate with area of meadow and mature trees. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 30m from an unconfirmed wildlife site, 0m from a nature recovery network area, 1m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

Accessibility

Eleven out of 12 facilities within 1,600m of site. 1,600m to Sidmouth Town Centre.

Other constraints

Small part in west of site has medium risk of surface water flooding. Coastal Preservation Area to west of site. Loss of active employment site a significant constraint.

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

No

Opportunities

Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Yield (number of dwellings or hectares of employment land)

43 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of this site would have a medium-low landscape impact (the National Landscape across the road to the west is a constraint), there could be beneficial heritage impact (through reduced industrial traffic to local area / reduced noise) and a significant moderate adverse effect on ecology. There is also good access to facilities and employment, but the loss of an active employment site is a significant constraint on development and why this site should be rejected as a potential allocation.

13. Site Reference: Sidm_28

Site details

Settlement: Sidford

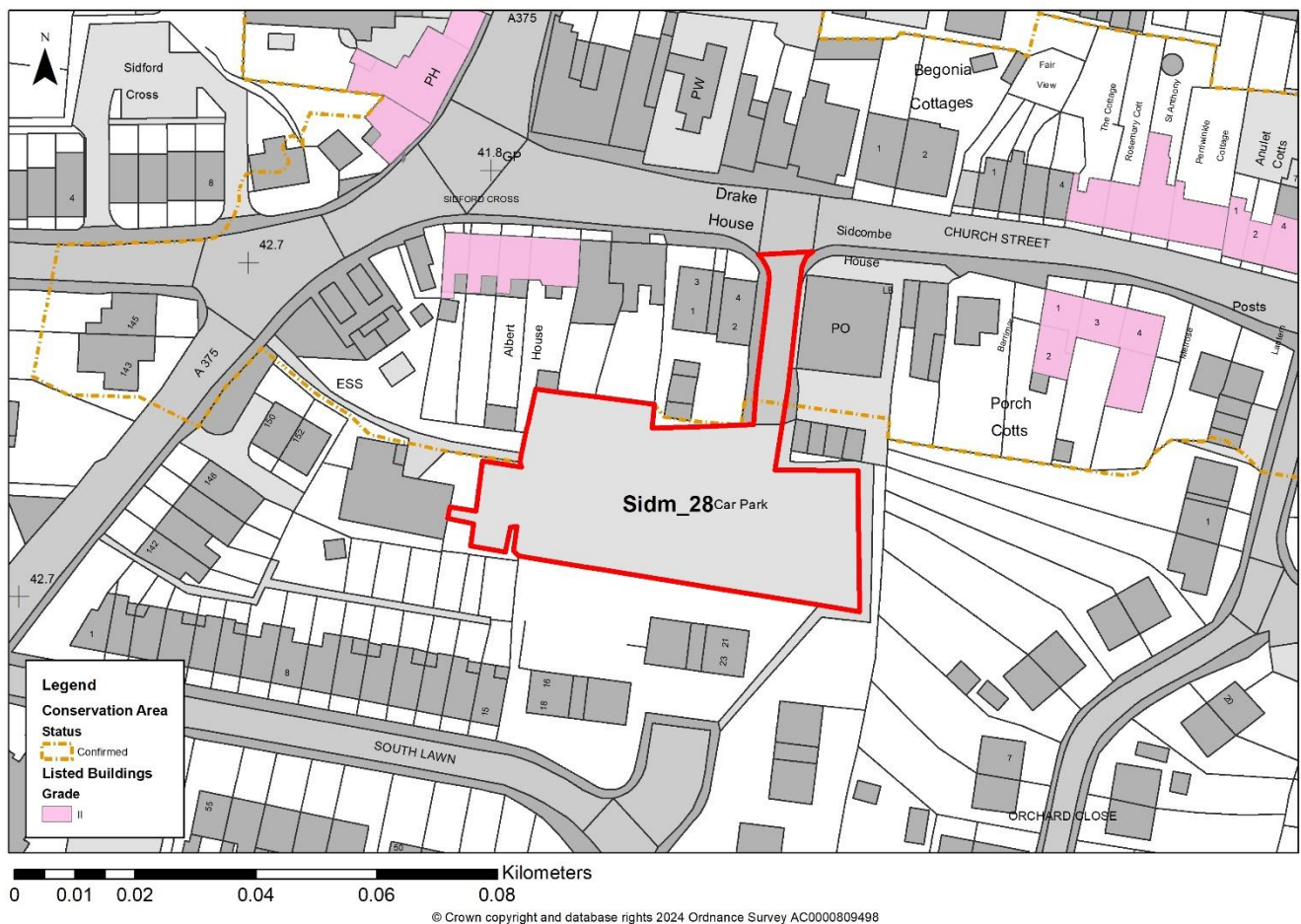
Reference number: Sidm_28

Site area (ha): 0.17

Address: Church Street Car Park, Sidford, EX10 9RL

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

The main site access would be the existing entrance and access road from Church Street (A3052) between the Spar shop to the east and dwellings to the west.

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.

Landscape

Site comprises an EDDC owned and operated public car park (57 spaces) which adjoins the commercial and historic core of Sidford. Outside National Landscape (220m away); there is substantial existing development in-between so no intervening views.

Historic environment

No significant issues. Small part of the site fall within the Sidford Conservation Area, and close to a number of listed buildings in the area.

Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

Site is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

Other constraints

Site is currently in use as a car park.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

4 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site should be rejected due to concerns about the loss of its existing use as a car park and the lack of a clear public benefit / contribution to housing delivery of site allocation, being a small site only 0.16ha (max. yield 4).

14. Site Reference: Sidm_31

Site details

Settlement: Sidford

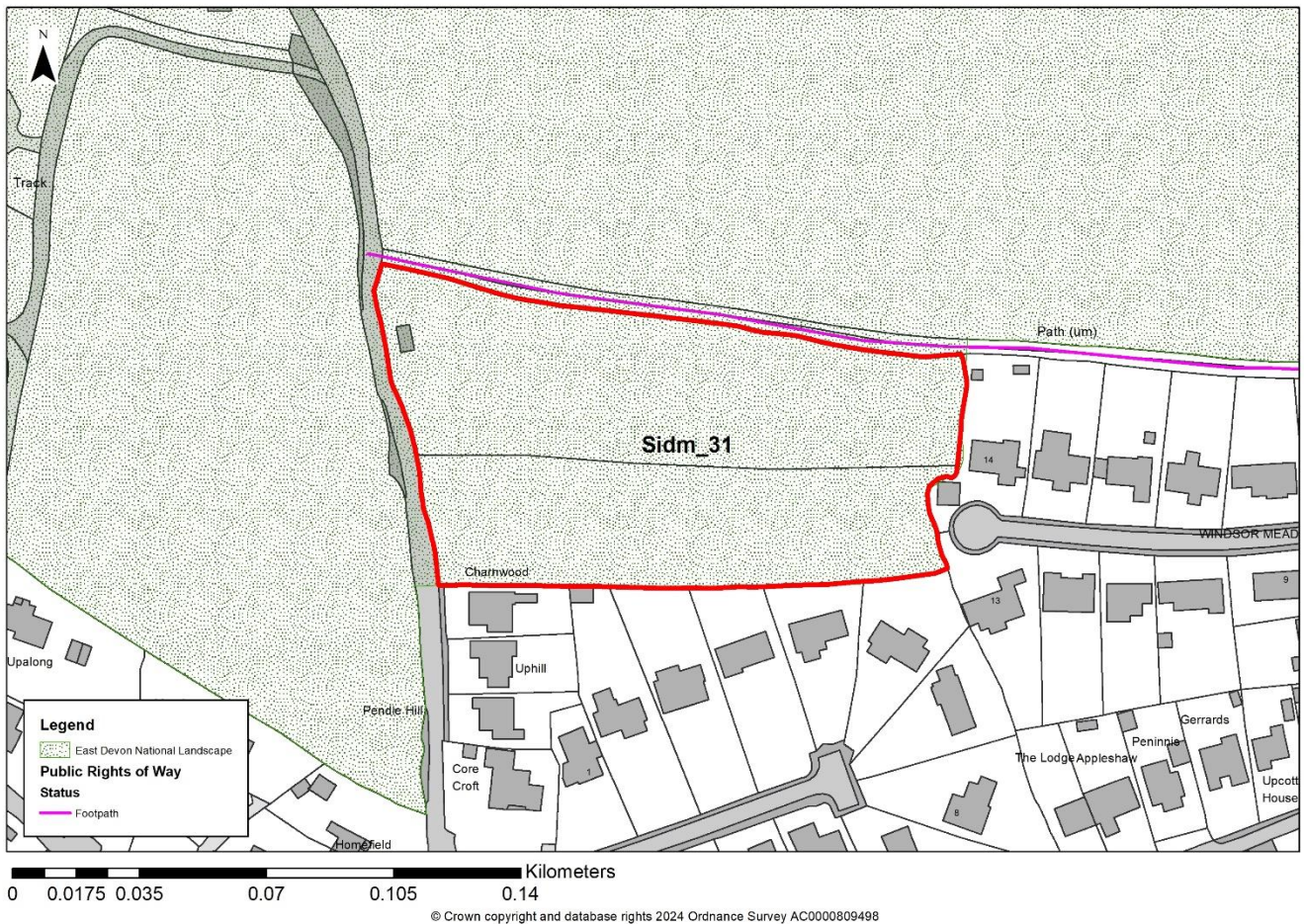
Reference number: Sidm_31

Site area (ha): 1.10

Address: Land north of Cornfields, Sidford, EX10 9SG

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

Burscombe Lane is on the western boundary, which narrows at the south-west corner of the site at the end of the current footway on the east side of the lane. Lane could provide direct access to the site. Possible second access is Windsor Mead.

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.

Landscape

Greenfield, roughly rectangular site, comprising a gently sloping field (sloping down west to east) in agricultural use on the northern edge of the built-up area of Sidford. Hedgerow boundaries, including hedge bank on western boundary, with mature trees (particularly on northern boundary). Post and wire fence bisects site. To the west and north is agricultural land; to the south and east is the existing settlement and residential development. Overall, the site has a high-medium landscape sensitivity to new development.

Historic environment

No significant issues. Not in close proximity to any designated heritage assets; the nearest being the Grade II Listed Building Brook Farm (459m to the north). There is substantial existing development in between, so no intervening views.

Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

The site is clearly in Open Countryside. It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

Other constraints

Grade 3 agricultural land. Within the proposed Green Wedge (currently within the 'Sidbury-Sidford Non-Coalescence Area' in the 'made' Sid Valley Neighbourhood Plan).

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

15 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes (previously rejected at the last consultation)

Reasons for allocating or not allocating

Initially rejected on first assessment, this site *could* be brought forward if developed at a yield in keeping with adjoining densities. Although the site is within the National Landscape, there is existing housing directly to the east (Windsor Mead) and the south (Core Fields and along Bursombe Lane),

which would help shield any development. Landscape impact would be high-medium, heritage impact low and a significant moderate adverse effect predicted on ecology.

15. Site Reference: Sidm_32 (a/k/a Sidm_01)

Site details

Settlement: Sidmouth

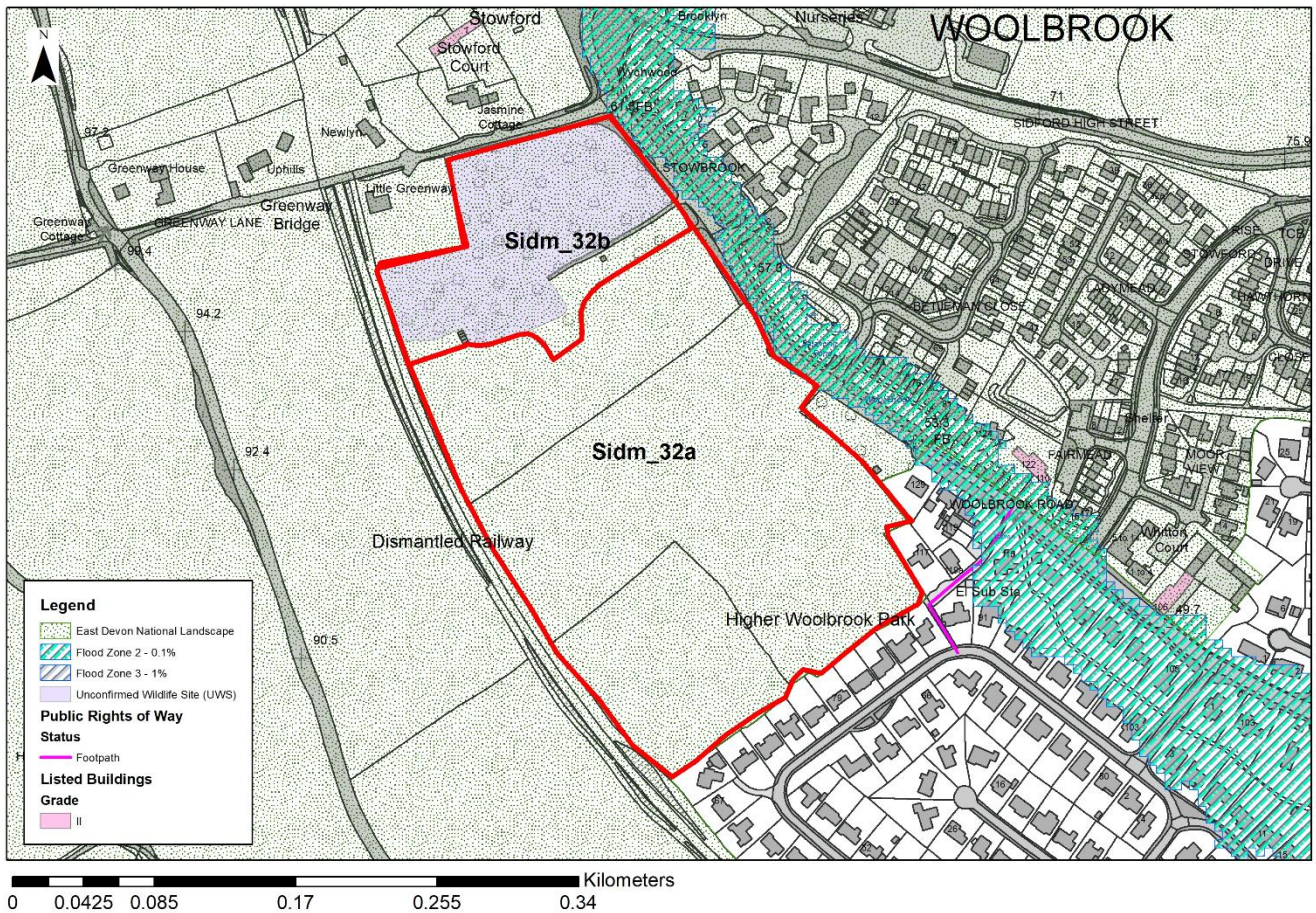
Reference number: Sidm_32a & Sidm_32b (previously submitted as Sidm_01)

Site area (ha): 7.06 (Sidm_32a – 5.48ha & Sidm_32b – 1.58ha)

Address: Land west of Woolbrook Road, Sidmouth, EX10 9UU

Proposed use: Mixed use

Site map



Photos



Photo Area 1



Photo Area 2



Photo Area 3

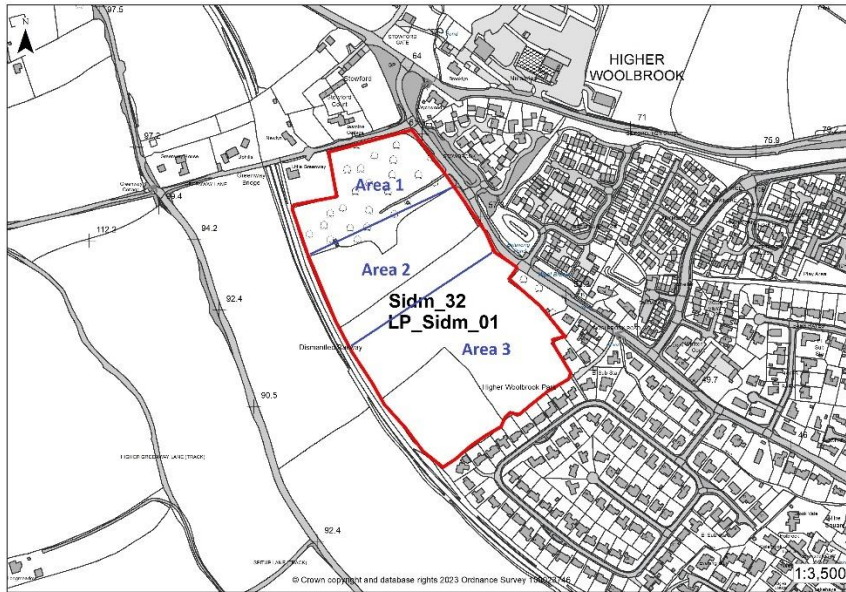


Diagram of photo areas

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_01) which is identical to Sidm_32. **DCC Highways:** Access off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052. **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

Series of three fields within the National Landscape with woodland to the north, Coastal Preservation Area to the west and housing to the east. Relatively level greenfield site on the edge of built-up area (north-west). The site is in agricultural use, adjacent to agricultural land and the existing settlement. The area of woodland to the north (Sidm_32b) has been discounted and only the remaining area of the site (Sidm_32a) remains a potential site for allocation.

Historic environment

No significant issues. Nearest designated heritage asset is the Grade II listed building Stowford Court, 62m to north. There is existing development in between, so little or no intervening views.

Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Sidm_32b comprises Little Greenway (an unconfirmed wildlife site), part of which is also a Core Nature Area and Priority Habitat Inventory. Overall, significant moderate adverse effect predicted.

Accessibility

Eight out of 12 facilities within 1,600m of site; 1,900m to Sidmouth Town Centre.

Other constraints

Small part of eastern portion of site falls within Flood Zone 2 & 3. Small area of site is at low-medium risk of surface water flooding. Grade 3 agricultural land.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

127 dwellings (excluding the Sidm_32b portion of land) and 0.27 hectares of employment land.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes, in part – Sidm_32a.

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. There is good access to facilities and employment, high-medium landscape sensitivity (site is located entirely within National Landscape however set in the context of modern residential development), and medium heritage impact. The northern portion of the site is not recommended for development as it is currently woodland (Sidm_32b; with the remainder of the site being Sidm_32a). Ecological impacts relating to the unconfirmed wildlife site (Sidm_32b), nature recovery network area (Sidm_32b), and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone would need to be addressed in bringing the site forward, which may reduce the number of units that can be delivered on this site.

16. Site Reference: Sidm_35

Site details

Settlement: Sidford

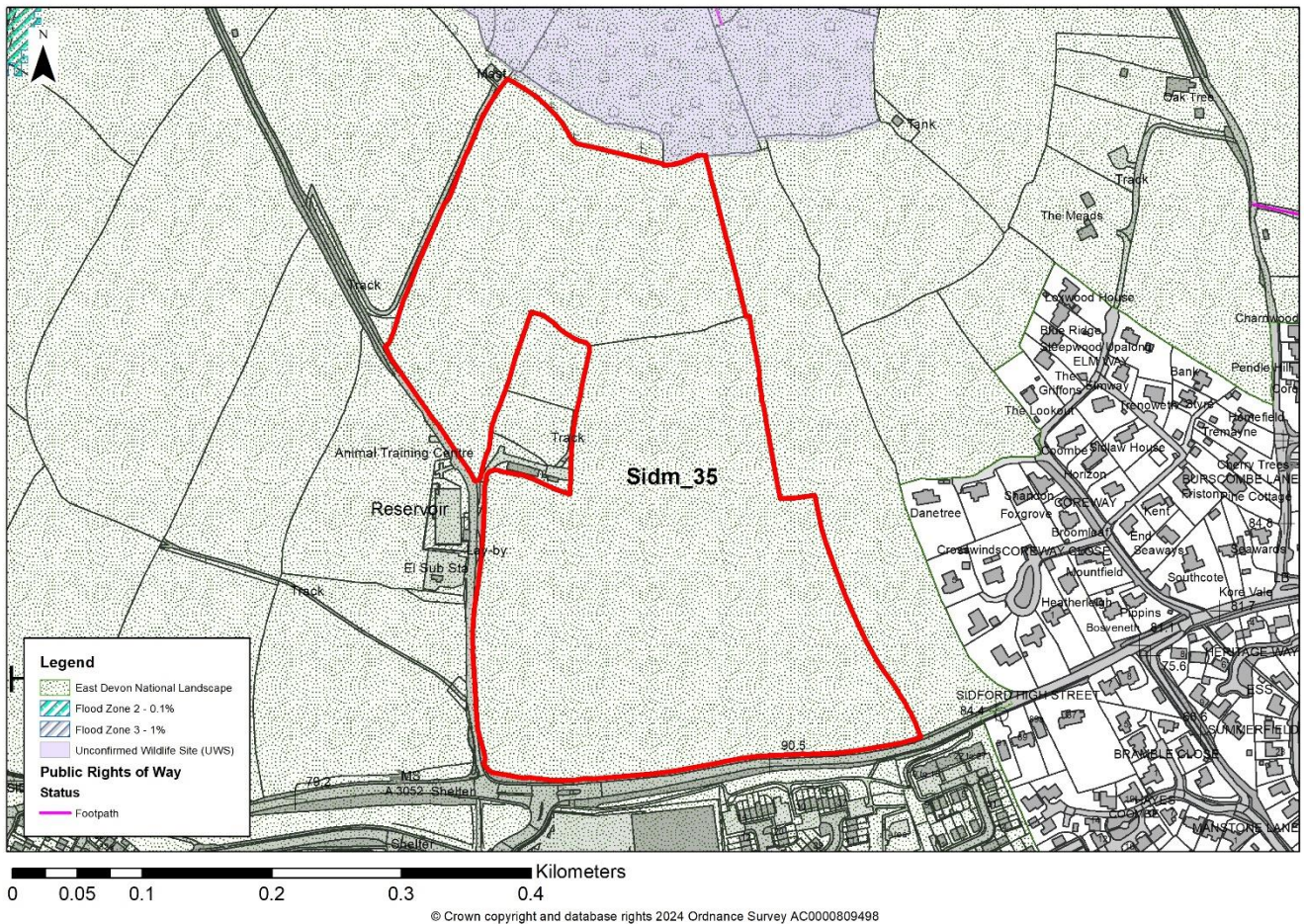
Reference number: Sidm_35

Site area (ha): 12.22ha

Address: Land north of Sidford High Street, Sidford

Proposed use: Residential

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.

Landscape

Entire site falls within the National Landscape. Overall, the site has a high-medium landscape sensitivity to new development.

Historic environment

No significant issues. Not in close proximity to designated heritage assets; nearest asset is Grade II* listed building Manstone Manor (approximately 400m to the south-east). There is substantial existing development in between, so no intervening views.

Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

Other constraints

Grade 3 agricultural land.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

80 dwellings

Contribution to spatial strategy

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.
