

Neighbourhood Plan extracts, comments on Port Royal

My wording in blue, all other wording direct quotes.

<https://eastdevon.gov.uk/media/3112215/svnp-referendum-version-july-5-2019.pdf>

Pg 4

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

pg 5

Any mixed use or large-scale redevelopment, such as Port Royal (Eastern Town), will expect a master planning and community engagement exercise, such is the significance of any change of this scale to the SVNP area.

Pg 11

Any potential impact of the settings of the Built-Up Area Boundary (BUAB) in the East Devon AONB and the Jurassic Coastline should be specifically addressed by proposals where relevant. All development will be expected to protect or enhance the environmental quality of the Sid Valley and the setting of the Built-Up Area Boundary (BUAB) in the East Devon AONB and the Jurassic Coastline (see maps next page).

Pg 13

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.

Aims – to ensure the following

2. Protect views of the rural and coastal environment, towards and from the BUAB: the height and spread of any new developments should respect the character and scale of the existing neighbourhood.
6. Encourage local distinctiveness: the different character areas of the Valley should be respected, the Conservation Areas and historic assets protected, and street scenes varied to avoid repetition.
7. Establish design criteria: the definitions and requirements as set out in the Place Analysis should be adhered to, including height, scale, mass, use of materials and infrastructure in construction.

Pg 14

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:

a) the key views from outside the BUAB which are 1, 2, and 8.

b) the key views from within the settlements to the surrounding AONB or the Coastal Protection Areas (CPA) which are 3,4,5,6,7 and 9;

Pg 15 shows the map of protected views. Views 2, 3 and 7 include sight of the Drill Hall.

Policy Justification

It is the topography of the plan area that provides the distinctiveness of the Sid Valley and its relationship between the settlements and the surrounding hills. It is vital that the ten key public viewpoints identified as particularly special by the local community are protected.

Sid Valley Consultation

Over 90% of respondents to the Second Household Survey felt there is 'a need to protect some views in the valley' (Q10)

Pg 17

SID VALLEY PLACE ANALYSIS

The importance of maintaining views in the Sid Valley have been analysed see * *The 'Strategic Views' Maps in the Place Analysis 4.3.0*

KEY STRATEGIC VIEWS

NPPF 2012

"Conserving and enhancing the natural environment" para 17

"The planning system should contribute to and enhance the natural and local environment" para 109

"Local planning authorities should set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged" etc para 113

NPPF 2018

Paras 170 and 185

East Devon Local Plan, Policies 2013-31

"Sidmouth's outstanding natural environment is a key asset and conservation, enhancement and sensitive management of the landscape, heritage and wildlife of the area is critical" East Devon Local Plan 14 Sidmouth - Strategy 26.6 Development at Sidmouth. EN 10 Conservation Areas.

Pg 21

7. The Ham Recreation Ground, Old Boating Lake Garden and Hangar Cliffs are noted as a designated green space. Any development at the Drill Hall will have to consider its effect on this area

Pg 24

7 The Ham Recreation Ground and Old Boating Lake (Now Sensory Garden at Riverside) and Hangar Lane Cliffs at Beatlands Road above River Sid

This area is one of Sidmouth's oldest public parks. In 1896 "*The Ham meadow was given to the inhabitants of and visitors to Sidmouth as a place of recreation 'for ever'. Subject only to 'reasonable restrictions and regulations in accordance with the law for the time being affecting the use of Public Parks and Pleasure Grounds'.*" Today it is also used for festivals and public gatherings: "*The centrepiece for concerts at the [folk] festival, The Ham is close to Port Royal at the eastern end of the Esplanade.*" The backdrop of the Hanger Lane Cliffs has always been considered part of the Ham, with the Ham and Hangar Pleasure Grounds scheme taking place in 1929, which included the river walk and wall: "*the riverside walk was an important part of this scheme as the river was at that time very attractive.*"

Pg 30

Policy Justification

All the above areas are held in high regard by the residents and visitors of the Sid Valley, they constitute a townscape that is distinctive and special to the Sid Valley; collectively contributing to the economic and social fabric of the community. They provide spaces which support a sense of community; shared memories, promote physical activity, provide places in which social connections are made and connect people to growing and play spaces and

the environment, all of which support community cohesion and positive mental health and wellbeing.

Sid Valley Consultation

Respondents (20%) praised and commented on the beauty of the valley and its coastline, the opportunities to walk, cycle and relax in beautiful surroundings. Their hope for the future was that in 15 years' time these natural elements would remain unspoiled, maintained and enhanced (First Household Survey: p18)

Failure to protect the environment, both from natural causes and encroachment through development, had the potential to adversely impact the community and the local economy. (Business & Special Interest Groups Survey: p13 Natural Environment)

Sid Valley Place Analysis

"There is therefore an overwhelmingly strong policy context of protection for the AONB landscape which should be reflected within the SVNP" (3.2.0 LANDSCAPE IN THE EDLP)

"The analysis records the contribution of public green spaces." (6.1.0

KEY TO CHARACTER AREA ANALYSIS)

NPPF 2012

Paragraphs 6-10, 70, 73-77 and 114-119

NPPF 2018

Paras 8b, 91, 96, 97, 150, 171 and 181

East Devon Local Plan Policies 2013-31

Strategy 46 – Landscape Conservation and Enhancement and AONBs, Important Local Open Spaces p169 sections 22.1-22.2

East Devon District Council Open Space Study Review 2012 & sub.

[Pg 32](#)

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.

[Pg 33](#)

NPPF 2012

Para 58

NPPF 2018

Paras 126, 127, 185 and 192

East Devon Local Plan Policies 2013 -31

"Development will need to be undertaken in a manner that is sympathetic to and helps conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of East Devon, in particular in AONBs." (Strategy 46 Landscape Conservation and Enhancement and AONBs)

"Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities." (Strategy 48 Local Distinctiveness in the Built Environment) Development Management Policy D1, 3.11 (p16), 18.33 (a) (p136), 18.55 (p147), 18.58 (p147)

[Pg 46](#)

In this section we present policies which are derived from public feedback to consultations, where they relate to our use of land, aligned with Community Actions which together

address the economic diversity criteria of our vision. Our goal, in conjunction with Sidmouth Town Council, EDDC, the private sector and our dynamic volunteer community is to set out key measures which will maintain and improve our economy and stimulate inward investment through policies which are both protective of identified needs but also allow for adaptation/innovation within the plan period.

Aims – to ensure the following

1. Visitor Economy: Maintain and develop a competitive position as a year-round destination for visitors from the UK and abroad; support and promote existing and new festival events.
2. Retail: Preserve and promote our distinctive shopping environment

Pg 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:

a. The development of a new building should not have an adverse impact on the character of the area and

b. the site is accessible by a variety of types of transport, including walking and cycling and the amount of traffic generated by the proposal could be accommodated on the local highway network without detriment to road safety and

c. the proposal would not be significantly detrimental to the amenity of any neighbouring residents

Policy Justification

Sid Valley Consultation

Survey of Business and Special Interest Groups (BSIG).

Limitations and constraints which affect the ability to maintain and/or improve the business or group performance were identified:

Lack of opportunity to expand premises was seen by 14% of respondents as a constraint on their organisation. Any development and its appearance need to be sensitive to the heritage and identity of the area.

First Household Questionnaire: P18, 5.4.1; P21, 5.4.6

Second Household Questionnaire: P14; P38

Sid Valley Place Analysis: P9 2.7.0; P42 7.1.0; Economic Resilience, 8.2.0

NPPF 2012: Paras 17-22

NPPF 2018: Paras 102, 103, 104, 108, 110 and 182

East Devon Local Plan Policies: 2013 -31

P21 4 Key Issues and Objectives: 1. Jobs and Economic Growth

P.38 Strategy 3 - Sustainable Development, d)

P 195, 24 Employment, Economic Development, Retail and Tourism P201 E11; P202 E12, P204 E15.

Pg 55

EASTERN TOWN AND PORT ROYAL

Introduction

The results of public consultations on the redevelopment of Eastern Town showed that there was no major disagreement with the EDDC Local Plan Strategy 26 which would incorporate mixed-use development, including housing and community amenity on the allocated Port Royal site. For the foreseeable future however, EDDC have considerably reduced their ambition to redevelop the ED03 site (see Map 19) in favour of placing the Drill Hall up for sale. The District Council has nevertheless indicated the Ham Lane car park is potentially

available for development in the future. The policies for Eastern Town are therefore not limited to a single building site but consider a wider perspective.

The resounding message from the results of the Eastern Town (Port Royal) questions in the second residents survey was that of "care, preservation and enhancement of the natural and built environment". The respondents largely agreed that the area should be improved to provide an attractive destination for residents and visitors. They felt that any development should respect the local character and identity of the area, which provides social capital and economic benefit.

The provision of some commercial activities that complement and reflect the values of the area was generally accepted by respondents. This collective vision for improvement, highlights the aspiration to ensure high quality development which integrates and connects with the existing strengths of the area.

[Pg 56](#)

Aims for Eastern Town - to ensure the following:

1. Any development should reflect the river estuary ambience and the maritime heritage.

2. Any development should be designed and constructed to a high standard and needs to take account of views to and from the surrounding hills.

3. Any development should ensure the area is as accessible as possible to the rest of the town.

4. Any developed area and the open spaces should be essentially pedestrian allowing where appropriate cycle pathways to the town centre and the wider area.

5. Vehicular access to and from the esplanade turning circle should be restricted and the current number of car parking spaces retained.

6. The height of development along the sea front should be limited to existing building heights in the conservation area.

7. Facilities for the lifeboat station, sailing club, public toilets, and the swimming pool should be retained.

8 A flexible multi-use facility for a range of community events and performance space including commercial activities should be provided.

[Pg 57](#)

Policy Justification: Redevelopment Sid Valley Consultation

The resounding message of the results of the Port Royal Eastern Town questions in the second household survey was that protection and enhancement of the natural and built environment and of the character, heritage and identity were paramount to the community" (Second Residents Survey: page 10 para 4).

[pg 59](#)

Sid Valley Consultation

The special identity of the area as a place which connects the sea and the natural environment gives rise to the overwhelming support 92% of respondents give to the area as a focus for sea based activities and in promoting the fishing heritage (89%) of the town.

This view is further emphasised by the 82% support for a pier or jetty. (Second Residents Survey: Executive Summary Page 9)

(Second Residents Survey: "Word Cloud" diagram p23 Q22)

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)

Pg 60

Sid Valley Consultation

There is clear recognition that the special identity of the area as an asset to residents and visitors is of paramount importance. Port Royal is viewed as vital for the continued success of Sidmouth and the Sid Valley as a vibrant coastal tourist destination with 90% supporting it as "destination" area. It is critical to the part it plays as an area of social and community value with 91% support for a community space and 73% support for a performance venue. (Second Residents Survey: Executive Summary p9)
(Second Residents Survey: "Word Cloud" diagram p23 Q22)