

RETAIN REFURBISH REUSE

INFORMATION SHEET 6

What does the Local Plan have to do with Port Royal and what is it?

The East Devon Local Plan (2013-2031) is a statutory planning document that lays out where development can take place in the district, including homes and business/industrial. The plan is 'owned' by East Devon District Council (EDDC) and also contains policies about development. Each town has a section, allocating sites for development and a target housing number. The full plan can be found here: <http://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf> Sidmouth: section 14, page 85

Port Royal was identified for development in the Local Plan, this is shown on the plan as site ED03:



The hatched area includes the toilets, Drill Hall, sailing club, lifeboat station and car parking in front of the swimming pool. The allocation is for a 'mixed use development with 30 homes'. The intention has been to rehouse the lifeboat and sailing club facilities within any new development. In order to accommodate all these uses a new development would need to be high – hence the scale of the 'proposal' included in the recent consultation run by EDDC and Sidmouth Town Council (STC). The artists' impression of a building was based on this Local Plan allocation.

It is unclear to the 3Rs team why the Town Council and District Councillors of the time did not strongly oppose the inclusion of this site allocation in the plan. The potential scale of this development, should EDDC sell the site, is significant.

It must also be noted that ED03 includes land covered by the Ham conveyance (see sheet 4). This land should be protected from development and is the responsibility of STC as Trustees.

Importantly the flood risk assessment has changed since the adoption of the Local Plan (the designation has been raised from FZ2 to FZ3a). This is made up of river flood risk as well as the sea. This means that homes cannot be built at ground level and makes development on the site difficult. As we all know, whenever there are storms forecast, anyone who leaves their car parked on the Esplanade risks it being pebble-dashed. Any flats are going to be vulnerable to the elements, even if they are at first floor or above and even more so as Pennington Point erodes. This, combined with national planning policies, the complexity of the site, including smells from the SW Water pumping station, will presumably raise question marks with any prospective developers.

An allocation in the Local Plan is a big step towards gaining planning consent but EDDC do not have to develop according to the Plan. Even if the site is sold other factors come into play, such as the impact of flooding, local objection and planning policies such as the conservation area, World Heritage Coast etc.

In summary:

- The Local Plan allocates a 'mixed use development with 30 homes' on site ED03 at Port Royal
- EDDC can sell this land to be developed in this way (see sheet 3 for more information on EDDC)
- The site ED03 includes land protected under the Ham conveyance
- EDDC don't have to follow the Local Plan.