

14 Sidmouth

Our vision for Sidmouth is one of:

Seeking to accommodate modest employment and limited housing growth to meet locally generated needs with the objective of retaining and consolidating the existing qualities and character of the town. The historic character of Sidmouth will be conserved and enhanced with sensitive redevelopment adding to the commercial vibrancy of the town. Park and ride provision will offer potential for management of traffic in the town. Provision will be made for improved existing employment sites and a new employment site or sites.

Sidmouth Now

- 14.1 Sidmouth originated as a small coastal fishing community and developed into a fashionable resort. Today it is nationally renowned as a Regency seaside town of exceptional charm, character and architectural value. The architectural and historic qualities justify large parts of the town being designated as Conservation Areas. The Esplanade and sea front areas are amongst the most attractive parts of the town and help to define its special charm and character. As well as its built heritage the town is notable for its exceptional environmental qualities. Attractive hilly and mixed arable and wooded countryside falling in the East Devon Area of Outstanding Natural Beauty abuts the Eastern, northern and Western sides of the town. The Byes is an important open parkland area that runs through the town alongside the River Sid down to the sea. Sidmouth is designated as a "Gateway Town" for the Dorset and East Devon Coast World Heritage Site which offers potential opportunities for sustainable tourism.
- 14.2 The Parish of Sidmouth has a population of around 14,106⁵⁶ residents most of whom live in the town. The population is swelled by a year round tourist population that peaks during the annual Sidmouth Festival in August. The town has an elderly population profile and is a very popular retirement destination but it does also have all round family appeal. Sidmouth supports a very wide range of facilities and is a commercially vibrant town with many independent and successful shops, bars and cafés. The town centre acts as a focal point for residents and visitors alike and also for people from surrounding areas and those employed in the town.

Sidmouth: The Future

- 14.3 We will conserve and enhance the overall quality and appeal of Sidmouth by:
- a) Meeting Sidmouth's housing needs through redevelopment opportunities within the town to accommodate 150 homes.
 - b) Promoting opportunities for further development of high quality tourism in Sidmouth especially in respect of shoulder seasons and out of season visitor appeal.

⁵⁶ Patient and Practitioner Services Agency (PPSA) (2012) "PPSA estimates, East Devon parishes" – [General – Gen014]

- c) Improving sporting, cultural and community facilities to serve Sidmouth and the surrounding rural area by seeking new facilities or enhancements to existing facilities in parallel with other developments.
- d) Promote a mixed use redevelopment of the East End and Drill Hall site on the Esplanade.
- e) Promote an upgrading of or new access into the Alexandria Industrial Estate and a new employment site on the Northern edge of Sidmouth⁵⁷. Employment provision will help promote the commercial vitality of the town.
- f) Conserving and enhancing the built environment and historic qualities of Sidmouth, especially in the town centre and Seafront and continue to promote these as assets for visitors to the town and key resources for residents.
- g) Conserving and enhancing the special qualities of the Byes and promote footpath and pedestrian links. We will promote opportunities for sensitively planned, located and improved recreation provision.
- h) Working with partners we will seek to reduce the adverse impacts of traffic on the town centre, opening up potential for further pedestrianisation and promoting access into the town through “park and ride” (and park and change) proposals.
- i) We will seek to manage the impact of coastal change through designation of a ‘Coastal Change Management Area’.

Access to Alexandria Industrial Estate in Sidmouth

- 14.4 Industrial traffic to and from the Alexandria Industrial Estate uses the residential Alexandria Road and Pathwhorlands and the latter road is narrow and without footways. An access road from Bulverton Road (B3176) into the estate would relieve these roads of industrial traffic and provide a safer access such an initiative would be supported by the Council.

⁵⁷ EDDC (2012) “Strategic Landscape and Visual Appraisals Honiton and Sidmouth” – [ID: Environment – Env032]

Strategy 26 - Development at Sidmouth

The approach for Sidmouth will see limited housing development within the existing Built-up Area Boundary. Commercial development will be focused on complementing the high quality of the town and its importance as a year round tourism destination. Job opportunities will also be provided through the allocation of additional employment land. Proposals for development in Sidmouth should be consistent with the strategy which is to:

1. **New Homes** – allocate land to accommodate new homes to be provided on sites within the existing Built-up Area Boundary with a small, 50 home allowance, made for future windfall completions).
2. **Jobs** - provision of up to 5 hectares of additional employment land, with a particular onus on B1 space (with any retail “ancillary to primary use of each unit”). Land is allocated north of Sidford (Site 041A / 041B). This will be developed in 2 phases, the first of 3 hectares in the Southern part of the site (041B), and the second phase of 2 hectares in the Northern part of the site (041A) after the 5 year review of the Local Plan. The second phase will not be allowed to go ahead until after the 5 year review and only if the Southern part of the site has been fully developed and at least 90% occupied for employment uses first. If the first phase has not been developed by the first plan review, then the employment allocation for Sidmouth should be re-examined. Furthermore, the employment site must be subject to the highest design and landscaping standards with extensive planting and wide buffers around existing homes to minimise any amenity impacts. The proposed employment site will need to contribute a section towards the Sidmouth to Sidbury cycle route.
3. **Town Centre** - enhancement of the environment and promotion of business opportunities in the town centre,
4. **Social and Community Facilities** – facilities (to include schools) to match future development and new housing,
5. **Infrastructure** - better management of road space in the town centre to alleviate congestion, and park and change provision to incorporate car parking provision accessible to local bus routes and services.
- 6 **Environment** – 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.

Further land Allocations at Sidmouth – as part of the delivery mechanism sites are allocated and shown on the Proposals Map for development:

- a) **Land at Current Council Office Site** – Land for residential use is allocated for 50 homes, site ED02A.

- b) **Land at Current Manstone Depot** – Land for residential use is allocated for 20 homes, site ED01).
- c) **Land at Port Royal Site** – Land for residential use is allocated for 30 homes (site ED03 (this site will incorporate mixed use redevelopment to include housing and community, commercial, recreation and other uses).
- d) **Land at Alexandria Industrial Estate** – Land for employment use of 0.5 hectares, sites 001A and 001B.