

DRILL HALL PLANNING APPLICATION  
VGS POINTS RAISED AT TOWN COUNCIL 28TH AUGUST 2019

REFERENCES TO THE SID VALLEY NEIGHBOURHOOD PLAN

1: CARBON FOOTPRINT, CARBON EMISSIONS

The applicant's Design Statement 4.3 states "weather resistant cladding will cover the new insulation and existing masonry".

There are several references in the SVNP to carbon emissions, including:

*BUILT & NATURAL ENVIRONMENT AIMS: 8. Address climate change issues: its effect on nature in the Valley must be considered for example regarding carbon emissions, flooding, re-use of buildings and other sustainability issues.*

*POLICY 19 RENEWABLE ENERGY AND LOW CARBON ENERGY PROJECTS  
Renewable energy and green employment initiatives will be supported and encouraged. The provision of medium scale renewable energy projects within the SVNP area or associated schemes for renewable energy facilities will be supported subject to the requirements in the Local Plan*

VGS comment: As a timber refurbishment the DH would then become an exemplar for the Sid Valley in limiting embodied and in-use carbon emissions. The suggestion would be that the applicant introduce a substantial array of PVs and solar thermal panels along the hidden western ridge of the roof. This would help transform a redundant property into a state-of-art energy efficient asset of which the town can be proud.

2: ACCESS:

*AIMS FOR EASTERN TOWN: 3. Any development should ensure the area is as accessible as possible to the rest of the town*

*POLICY 23 EASTERN TOWN ACCESS: Any development of Eastern Town will be expected to demonstrate via an access strategy how the scheme will maintain, and where possible improve the cycle pathway linkages with the town centre and the wider area. The existing levels of car parking spaces will be retained unless alternative parking is provided which is equally accessible to the town centre.*

VGS comment: In terms of access it is not clear from the plans how the rear kitchen area will be serviced by delivery vehicles, nor is there provision for bicycle parking.

3: COMMUNITY USE:

*POLICY 25 EASTERN TOWN COMMUNITY ASSETS: Redevelopment of the Eastern Town site is encouraged to retain and/or replace all current community assets... Any such redevelopment will be expected to include a flexible multi-use area capable of acting as a community events space, and/or a flexible cultural /performance space, with catering (bar/restaurant). Developments which enhance the above buildings and/or uses will be supported.*

VGS comment: The plans are also unclear about the use and access to the basement. Depending on its condition this could be adapted and made into a function space which can be used by the community.

#### 4: CONSERVATION AREAS:

*BUILT & NATURAL ENVIRONMENT AIMS: 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*

VGS comment: Grainge Architects misunderstand the character of the Town Conservation Area; and the history of the eastern end of the Esplanade as opposed to the working Eastern Town. The Conservation Area boundary runs on the outside of the turning circle then behind the buildings which front the Esplanade. It does not include the Fishermen's yard or Sidmouth Trawlers. nor Eastern Town which has been mainly demolished. That means that any proposed building has one definite characteristic it should match to, that of pale walls with darker detailing.

The style of the Sailing Club is a departure in building style but does retain the colour scheme. To create a set of buildings with the same building style as the Sailing Club would be harmful. It might also lead to that end of the Esplanade being taken out of the Conservation Area.

Since at least 1880 the east end of the Esplanade has been used for tourism and leisure. It would be a mistake to create a false narrative which overwrites the 1929 intention to establish the east end as a formal leisure area: demonstrated by laying out the Ham as a Pleasure Ground and providing public toilets and shelter.

Historic England said in 2016 that the Drill Hall was an asset to the Conservation Area even though it did not meet the threshold for Listing.