

Sidford sustainable village plans

Sustainable housing for families and self-builders. Each detached plot has the capacity to provide a unique home, focused on its residents' design preferences.

Eco Affordable housing with potential solar powered E-power parking ports.

Food corner, a community orchard space and community kitchen garden space.

Eco drainage pond to enhance biodiversity.

Community Meadow, which has already had the first 2,500 trees and hedge plants introduced as part of an early commitment to BNG.

Cycle and pedestrian route widening along Laundry Road – to be widened to 3 metres.

Green corridor, utilising the utilities easement to provide a green pedestrian and wildlife priority space east to west.

Cycle route from the housing into Sidford and Sidmouth, creating a traffic free connection for cyclists and pedestrians. The County have submitted a scheme, **but connection would be incomplete without this site being delivered.**

Eco Meadow and improved watercourse efficiency to be completed* with new highway drainage. (* works have been started but are not fully completed).



© Context Logic Ltd

Sidford sustainable village plans



The vision is one of inclusion:

1. Green routes from east to west to create a sense of place, safe routes for pedestrians and wildlife. The space gives opportunity to create a friendly inclusive design, sensory experiences, places to take a rest, to sit, to play, to thrive.
2. The housing types can be designed to promote housing for all. Co-operative housing could be a solution for young entrepreneurs not able to access the market, but able to use their skills, youth and 'sweat equity' to secure a local future.
3. Pedestrian and cycle routes will encourage sustainable transport to central Sidmouth and to facilities in Sidford Village.
4. Sustainable LA housing could be a feature, offering affordable community life. The sustainable futures of residents could be aided by E-car powering by solar car ports, and shared community food gardens.
5. Eco diversity can be promoted by an informed design for ponds and green spaces.



Sidford sustainable village plans



Just as with the employment scheme, the housing scheme will maintain the provision of the new meadow. Recently planted trees and hedges (2500) and further planting will create wildlife diversity and green space in the community.

Local Residents who have resisted employment on the site may prefer the benefits of a residential village extension, with the environmental benefits created by further investment in planting and highway drainage. The housing site will aid investment in the Alexandria Industrial Estate and this will see benefits in employment provision, prosperity for the town, and road network relief on Pathwhorlands Road and Alexandria Road.

Sidford sustainable village plans

This masterplan indicates a minimum housing provision of 69 units. The drawing shows 72 units, based on half of the attenuation ponds requirement of employment. The drawing also assumes that houses are not subdivided laterally, i.e. no maisonettes. If some 1 and 2 bed maisonettes are acknowledged as beneficial, the number of units will increase. The estimated number of units if some maisonettes are developed (with the external appearance of a terrace) would rise to 80 units.

Based on no maisonettes, a baseline of 72 units is shown. The masterplan in the image provides the following:

8 units @ 80 m²

15 units @ 90 m²

20 units @ 120 m²

10 units @ 130 m²

11 units @ 150 m²

8 units (5 minimum) @ 180 m²

Note:

1. that all units have their own allocated parking. In this masterplan, 86% of properties have more than 1 allocated parking space.

2. The housing is all contained within the employment approved FZ1 area.

3. No change is proposed to the extant approved access road, and the layout ensures no development is brought closer to existing houses.

4. If 25% is retained for employment, this would be in the top northeast corner. In this location, the extant approved area in the northeast corner could work with a similar housing layout, albeit the spread of smaller houses would need re-siting amongst the other housing blocks.



Sidford sustainable village plans

The Vision. How will investment work?

1. We are looking for support for the residential proposals, whether these are promoted by the landowner or a housing developer. Our vision may be exchanged for an alternative, imaginative housing design taken forward by a developer. Our vision is based on a concept of self-build. A developer may prefer their own designs and more similarity between properties. The importance of quality is understood. We are seeking political and officer support to make the changes necessary, and to allow the landowner to release money into the Alexandria Estate.
2. If a vision for housing is supported, then the land can be sold. The landowner will legally tie the sale to residential development (not employment). The land sale will see employment investment started in the Alexandria Estate. The Alexandria Estate will benefit from a new dedicated road, and new buildings. These will be sustainable and will offer better work environments, accessible to all. Presently, disabled access and building sustainability are major issues, as well as the notorious vehicular access issues.

What does the Landowner need from EDDC?

1. Support for quick 'preferred site' status for Sidford's extant employment site to be re-allocated for housing.
2. Member and Officer support for Sidford to be allocated for housing, with a quick declaration of the intention through a sufficient and quick process to aid developer and investor confidence.
3. If invited, Officers and Members to engage with housing led investors, to shape the potential at Sidford through a Town Investment Panel or a new Council vehicle.
4. Members to exert pressure and commitment of the policy switch being done at pace. i.e. June.
5. The Council are being urged to show commitment to employment investment and get behind a new investment plan that would keep and expand quality jobs in Sidmouth.

What will the Landowner do?

1. If the Council can declare a position on the preference for housing at Sidford, the landowner will actively bring developers to the table, or if there is no appropriate developer interest after 12 months, seek to make their own application for housing.
2. The Landowner will actively engage in dialogue to ensure housing provision meets local need and addresses a shortfall of housing for young families and couples. The landowners will also support older persons accommodation. This may include aided living.
3. The landowner has either already discharged, or submitted final details for the discharge of Conditions to the LPA and the last Reserved Matter for Alexandria.
4. The Landowner will ensure a minimum spend at Alexandria of £1 million in the first 24 months post consent of a housing scheme at Sidford, and will enter into agreements to provide the new Alexandria Estate access road.

What is not to like!!!!...If there is something, please let us know.

There will be:

1. Reduced need to allocate other land if Sidford employment site becomes the housing allocation at Sidmouth.
2. A permission at Sidford could provide a welcome housing development at Sidford, bringing needed homes and other benefits.
3. The permission of housing at Sidford would see investment in a new road at the Alexandria Industrial Estate, with the other investments in buildings that are already approved being able to follow.
4. The new investment in housing will support Sidmouth's economy, as would new jobs and business space at Alexandria. The town centre will benefit from more money in the local economy, which will help the High Street and existing businesses. New homes which attract families will mean that there is potential for economically active people to help with struggling services. The dominance of an elderly population is impacting service provision. Housing for local families is essential.

We are asking the Council to engage with the potential now. The proposals are driven by private investment and that calls for assurances, not delay. A declared policy direction in this case should not wait on District wide Plan development. Sidmouth has waited too long for needed employment investment, and needs family housing now. The High Street is struggling and demographic imbalance is damaging key services. We are calling on EDDC to engage pro-actively and quickly.

Alexandria – the investment opportunity

The Alexandria Industrial Estate can only get a new entrance and buildings if there is a capital receipt from Sidford.

The present Estate entrance does not provide a good outcome for business or residents.

The present Adopted Local Plan, which is 'outdated' and does not meet 'need', is unreasonably stifling opportunity in the absence of a new Development Plan.

At the time the Adopted (outdated) Plan was assembled, no parties, including Devon County Highways Authority, the District Council, or the landowners, thought the ransom strip at the Alexandria Industrial Estate would become available. The ransom strip was restricting potential for a new access, which in turn was restricting expansion and investment.

However, due to the passing of the late owner, the ransom strip did become available, and was purchased by the Sidford Employment Site landowners, who also own a large part of the Alexandria Industrial Estate.

To purchase the ransom strip, and submit the Alexandria Industrial Estate application, has been a big expense, especially given the prior commitment made to Sidford.

The existing permissions, business and employment growth, and economic prosperity for the working aged population of the town, needs to see investment in employment. This is already well overdue.

New businesses need space that is simply not available in the town. The existing businesses require better units, better sustainable space, better fuel efficiency, better disabled access, and better safe space around the employment buildings. The site has pre-war infrastructure, poor drainage etc. Considerable investment is required. In itself, financing development of the site is not logical due to costs and rent returns. However, unique in this case is the ownership of both employment sites. This gives rise to an opportunity, if Sidford can be delivered or sold for housing.

It was never envisaged that both Sidford and Alexandria would be delivered for employment. The landowners and locals favour the Alexandria scheme for the employment investment. Previously, Alexandria would have been closed, in favour of Sidford, simply because it is so tired, and access was such an issue. It was a problem that was not resolvable until the unexpected availability of the ransom strip.

To see the replacement of pre-war buildings, and a new access and layout, can the Council make clear its commitment to support the principle of housing at Sidford?

The outdated Local Plan is sabotaging present time investment potential. Please avoid the Consultation Draft Local Plan from doing the same

Source below: David Glassock Architecture, Layout by Context Logic Ltd. Ordnance Survey Map of Sidmouth Area HMSO © Crown copyright All rights reserved, number 100047313

The Alexandria Industrial Estate Approved Scheme

