

From: **Sid Vale Association Conservation and Planning Committee**

To: **East Devon District Council, The Knowle, Station Road, Sidmouth EX10 8HL**

**14<sup>th</sup> November 2012**

**For the Attention of Ms A Herbert**

Dear Madam,

**Planning Application 12/1847/MOUT, (Amended)**

We commented previously, (September), on this Planning Application. We now attach our further comments on the revised Application.

Please note that our earlier comments still stand, except where the revised proposals change the earlier EDDC Outline Planning Application documentation.

We take the view that the proposed development on the Knowle would be a disaster for the town. The parkland would be effectively destroyed, the approach to the town would be irretrievably damaged, there would be severe economic loss to Sidmouth, as well as serious implications for parking and traffic.

In addition any sale of the land could not be made at a worse time, with land values at their lowest. EDDC has not explored the other options for achieving their wish to reduce operating costs.

To summarise, the Application should be rejected on the following grounds;-

- The application is not in accordance with the Development Plan and is considered to be contrary to guidance in the National Planning Policy Framework and Policies S2, S4, RE1, H2, H4, E3, EN6, TA1 and TA7 of the East Devon Local Plan. (See Sections 2 and 3 below, and our previous objection)
- There are not sufficient material considerations in favour of the development so as to outweigh the provisions of the current Local Development Plan.
- The Economic Impact Assessment is fundamentally flawed.(see Section 4 )
- The Traffic and Transport Assessment is flawed. (See Section 3)
- The requirements of the Conservation of Habitats Regulations, 2012 have not been complied with., (see Section 1).
- The amended Planning Support Statement is deficient, (see Section 2)
- The Heritage Statement is deficient, (see Section 5)

- The Statement of Community Involvement is dated 23<sup>rd</sup> August. It is clearly out of date; there has been much public involvement since that time. The document must reflect these issues.

As this application contravenes planning policy, guidance and law and fails to satisfy the requirements of the Environmental Impact Assessment Regulations 2011 and the Conservation of Habitats and Species Regulations 2012, outline planning permission should be refused.

Please note that we have prepared very detailed analysis, to support our views, based on planning grounds. It also contains a detailed critique of the Supporting Documents.

Much of what we say will be similar to other organisations constituting the “Save Our Sidmouth”, campaign, but in detail may be different. The Representations from all SOS constituent members should therefore be examined most carefully to ensure that no valid points have been overlooked.

**Yours Faithfully**

**R J Thurlow**

Acting Chair Sid Vale Conservation and Planning Committee.