

Marianne Rixson

**PORT ROYAL SCOPING STUDY &
CONSULTATION**

Sidmouth Town Council &
East Devon District Council

SCOPING STUDY

- Purpose: Possibilities, limitations etc
 - What could any development include?
- Reference group set up
 - Councillors, community representatives
- EDDC = major landowner, therefore has the most power
- Remit = 'regeneration'

EAST DEVON LOCAL PLAN

2013-2031

- Site ED03 - 30 homes plus mixed use development (community, commercial, recreation and other uses)
- Focus of consultation = ED03
- Scoping Study area is Flood Zone 3a, was FZ 2 when plan was approved
- To be retained:
 - Swimming pool and Ham recreation ground
 - Existing parking provision 'where possible'
 - Lifeboat station and Sailing Club 'need a waterfront location'

IDENTIFIED FOR REDEVELOPMENT

- Everything from Lifeboat station to toilet block
 - Could be replaced by an up to 5 storey building
 - No affordable homes?
- 'No obvious technical reasons that would prevent them from being demolished and an alternative development provided on that part of the Study Area'
 - Would existing clubs and facilities really be retained?
 - Affordable rents?

CONSULTATION "PROPOSAL": BOARD 4

- To give indication of scale and size of 'a building on this site'
- Ham West Car Park: 'potential development opportunity subject to flood analysis'
 - Parking behind Lifeboat Stn lost?
- The Ham: 'improved open space'
- Consultation excluded:
 - Sidmouth Trawlers (Bagwells Fish Shop)
 - Area around SWW pumping station
 - Car parks; Turning space for coaches and cars
 - Toilets; Electricity sub-station

OTHER CONSIDERATIONS

- Pedestrianisation of the Esplanade
- Access road from Ham Lane
- Legal challenge to the Ham conveyance?
- Conservation area / Jurassic coast

ISSUES WITH THE “CONSULTATION”

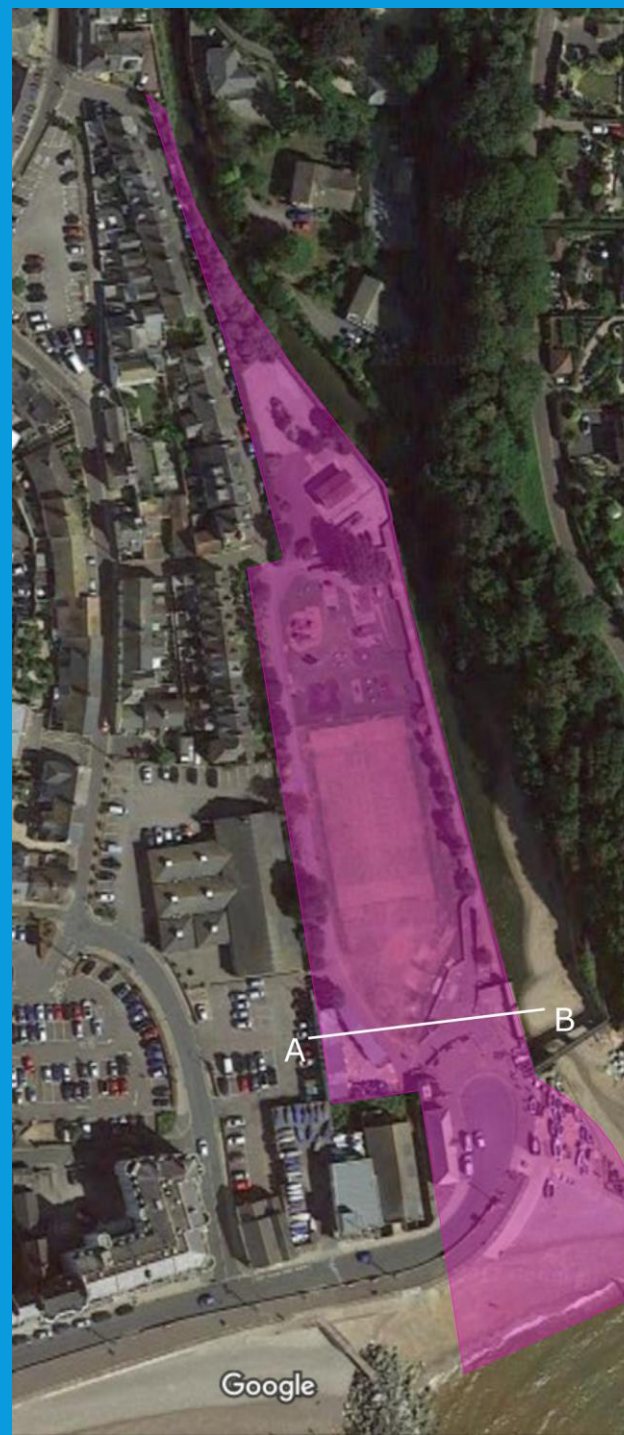
- “Appalling”, “Confusing”, “Loaded”
- Q4 refers to ‘research’ but this has not been provided to us
- No planning application yet but allocated in Local Plan = ‘proposal’
- The survey wasn’t piloted and checked for clarity, accuracy & objectivity
- Role of the “Reference Group”?

CONSULTATION OUTCOME

- No results available yet
- Scoping Study report due September?
- “almost 250” ‘helpful responses’ have been submitted
- Our petition has >1,300 signatures
- NP had 1,863 responses to final survey
- No alternative vision or options offered
 - Hobson’s Choice?
- Date for your diary: STC – 4th September
- Act NOW before it is too late!

The Ham conveyance land

Mary Walden-Till



Port Royal: the evidence

Collected 2005 to date

Vision Group for Sidmouth

Port Royal Steering Group

Neighbourhood Plan steering group

Jeremy Woodward

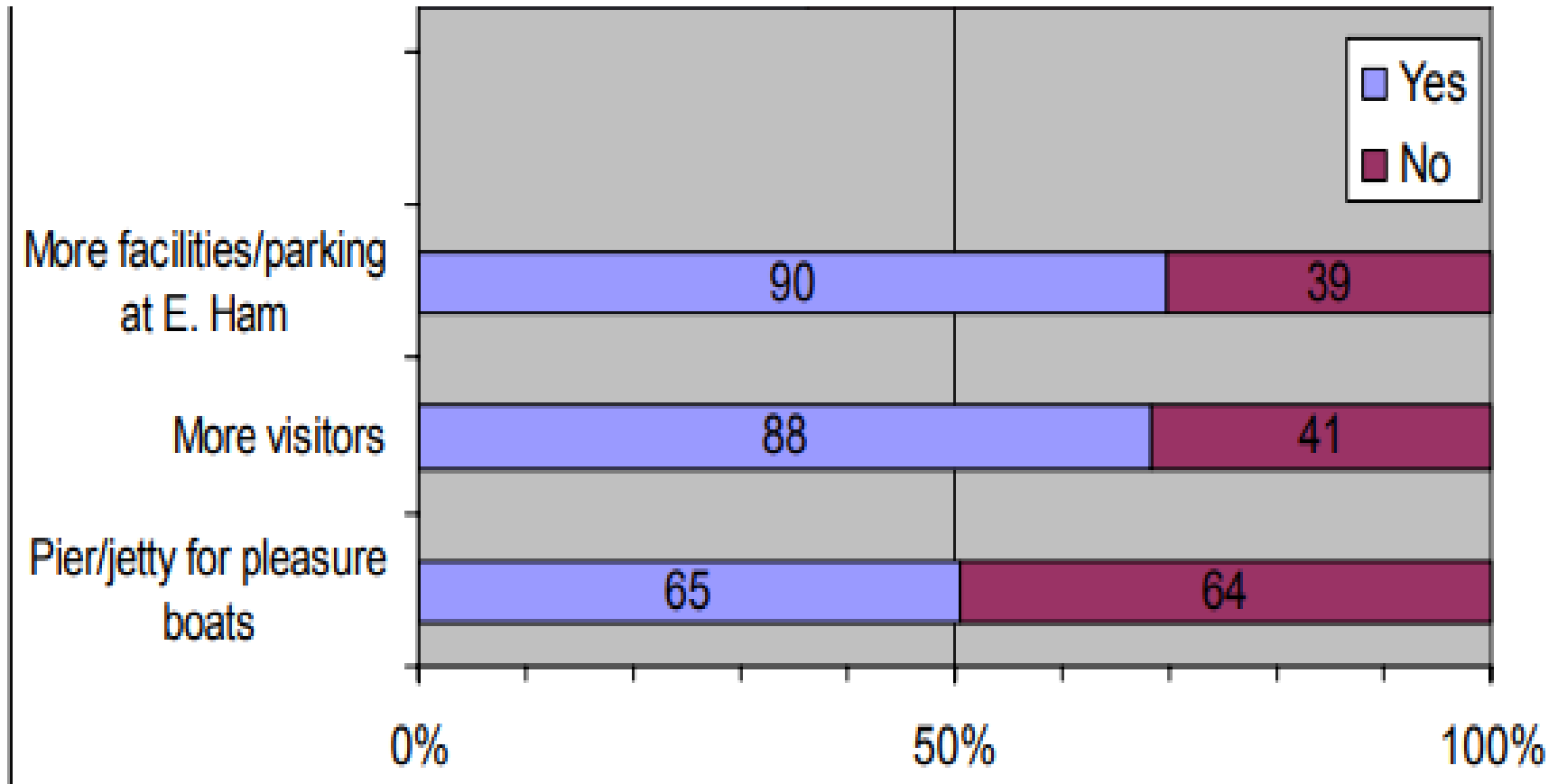
A Vision for Sidmouth



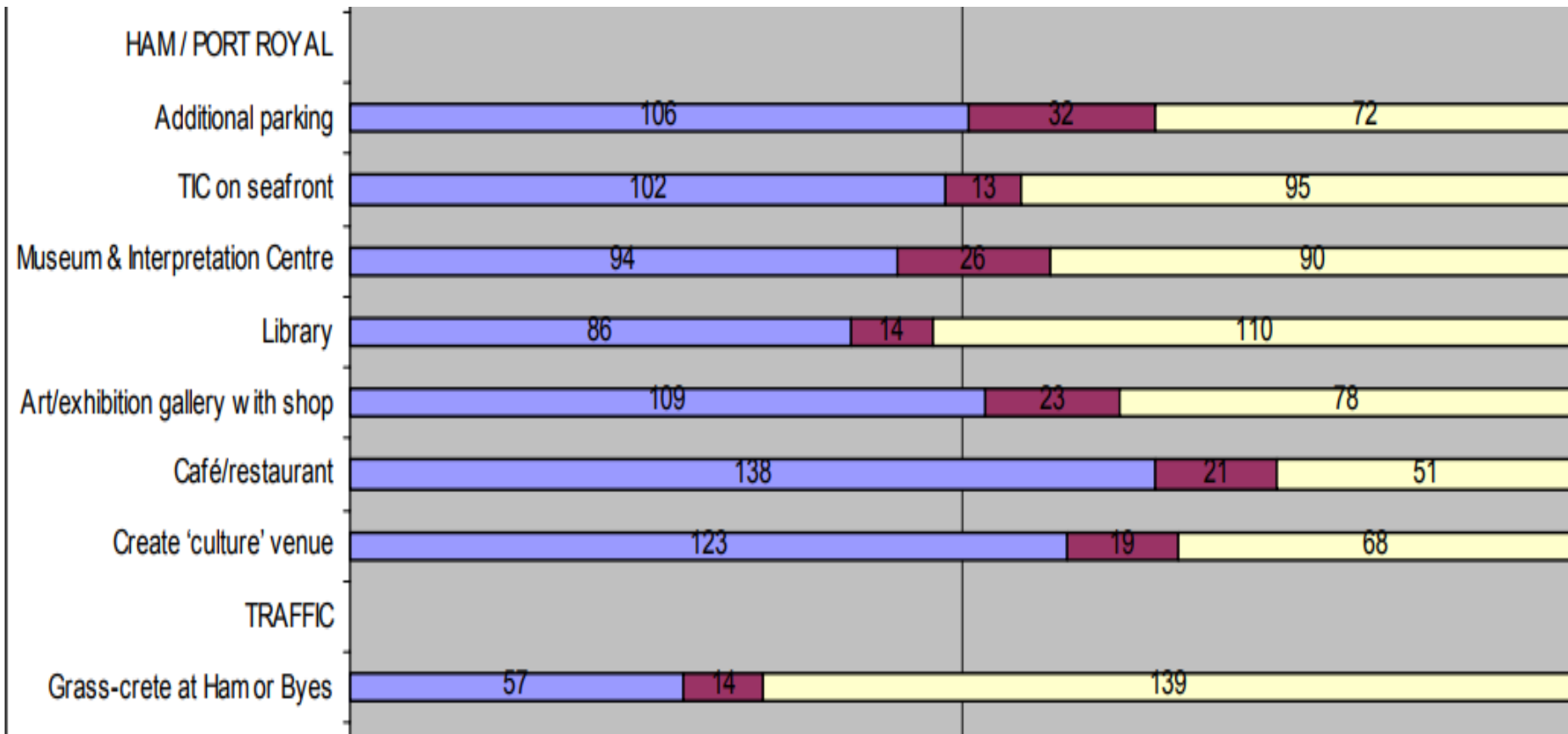
A Vision for Sidmouth
2006

*Produced by the Vision Group for Sidmouth
On behalf of the residents, visitors and businesses of Sidmouth*

Responses to the commerce questionnaire



Responses to the Residents Survey



Issues raised from public meetings

- *“There is a strong feeling amongst residents, in particular, that the site should be developed as a community facility and not be sold for residential development.”*
- *“Indeed there is a strong feeling that Sidmouth already has an excess of flats.”*
- *“The Local Plan has identified a need for additional community facilities in Sidmouth.”*
- *“In particular, a large performance space has been identified as a need which could be used as a venue for the Folk Festival, and might enable an Arts Festival and other events requiring large indoor spaces to be introduced.”*

Vision Group 2006 Report: Proposed Actions

- *Develop the outline proposal for the development of a Port Royal Centre into a planning brief for the site.*
- *Investigate the options for funding the development.*

Redevelopment blow for Simouth's Port Royal

✓ PUBLISHED: 15:52 07 March 2009 | UPDATED: 08:42 18 June 2010

THE redevelopment of The Ham s Port Royal- the jewel in Sidmouth s crown- has been left in limbo after cash-strapped council bosses admitted they are desperate to sell the site.

 Share 0

 Tweet

 Share

THE redevelopment of The Ham's Port Royal- "the jewel in Sidmouth's crown- has been left in limbo after cash-strapped council bosses admitted they are "desperate" to sell the site.

Members of East Devon District Council's (EDDC) executive board said at a meeting on Wednesday that it does not have the money or manpower to further the project, which will be reviewed again in six months time.

Stunned Sidmouth residents had turned out to issue a passionate plea for members to commission a planning brief for the site which was "promised" to them more than a year ago.

However, EDDC leader Sara Randall Johnson said this would only happen if an outside party stumped up an estimated £30,000 to cover its cost and added: "We are desperate for someone to buy this site and to give us good money for it."

Port Royal Steering Group

Initiated autumn 2009

***Community
Engagement Brief
for Regenerating the Port Royal and
Ham area,
Sidmouth Eastern Town***

Final publication spring 2012

**Community Engagement Brief for Regenerating
the Port Royal and Ham area,
Sidmouth Eastern Town.
Spring 2012**

Table of Contents

	page
0.0 Context & Executive Summary	1
1.0 Introduction & Site Location	1
2.0 Purpose and Scope of the Document	1
3.0 Vision Statement	2
4.0 Role of the Regeneration Area	2
5.0 Broad Themes and Conclusions from consultation and discussion	3
5.01 Public acceptance and viability	
5.02 Environmental Sustainability	
5.03 An attractive and efficient area	
5.04 An accessible area	
6.0 Policy and Planning Context	4
7.0 Planning History	6
8.0 Land Use & Ownership	6
9.0 Site Analysis	8
10.0 Services	13
11.0 Constraints & Opportunities	13
12.0 Contamination	14
13.0 Flooding issues	14
14.0 Archaeological Issues	15
15.0 Conservation & wildlife	15
16.0 Existing functions	15
17.0 Design principles	16
18.0 A range of Concept Statements	17
19.0 Delivery	18
20.0 Potential Options for regeneration of each section	18
20.01 Car Parks & Riverside Road	18
20.02 Ham Recreation Ground	21
20.03 Swimming Pool and TIC	21
20.04 Eastern Foreshore	21
20.05 Lifeboat Station, Port Royal Club, Drill Hall, Toilets	22



Vision Statement

- *(consensus articulated following extensive debate within the community in 2009)*
- *The site will retain and develop its public-use facility*
 - *it will include a substantial community component;*
 - *any residential development will be limited.*
- *The development of the site*
 - *will result in a reasonable financial outcome for the District Council; and*
 - *will promote the local economy*

Public acceptance and realistic viability

- ***Despite evidence of widespread and sustained opposition to the building of luxury flats in the Port Royal area,***
 - ***a certain amount of residential development is very likely if the regeneration is to be economically viable.***
- ***The development should sustain and enhance the local economy.***

The independent PRSG report 2012

*In February 2012, having received no further communication from EDDC,
but taking heart from the new “localism” agenda of the Westminster Government,
the remaining members of the PRSG agreed to edit our findings and present them independently to assist in public engagement for the production of
a neighbourhood plan.*



Sid Valley



Neighbourhood Plan

Sid Valley Neighbourhood Plan

"Shaping our future together"

The Sid Valley area includes Salcombe Regis, Sidbury, Sidford and Sidmouth.

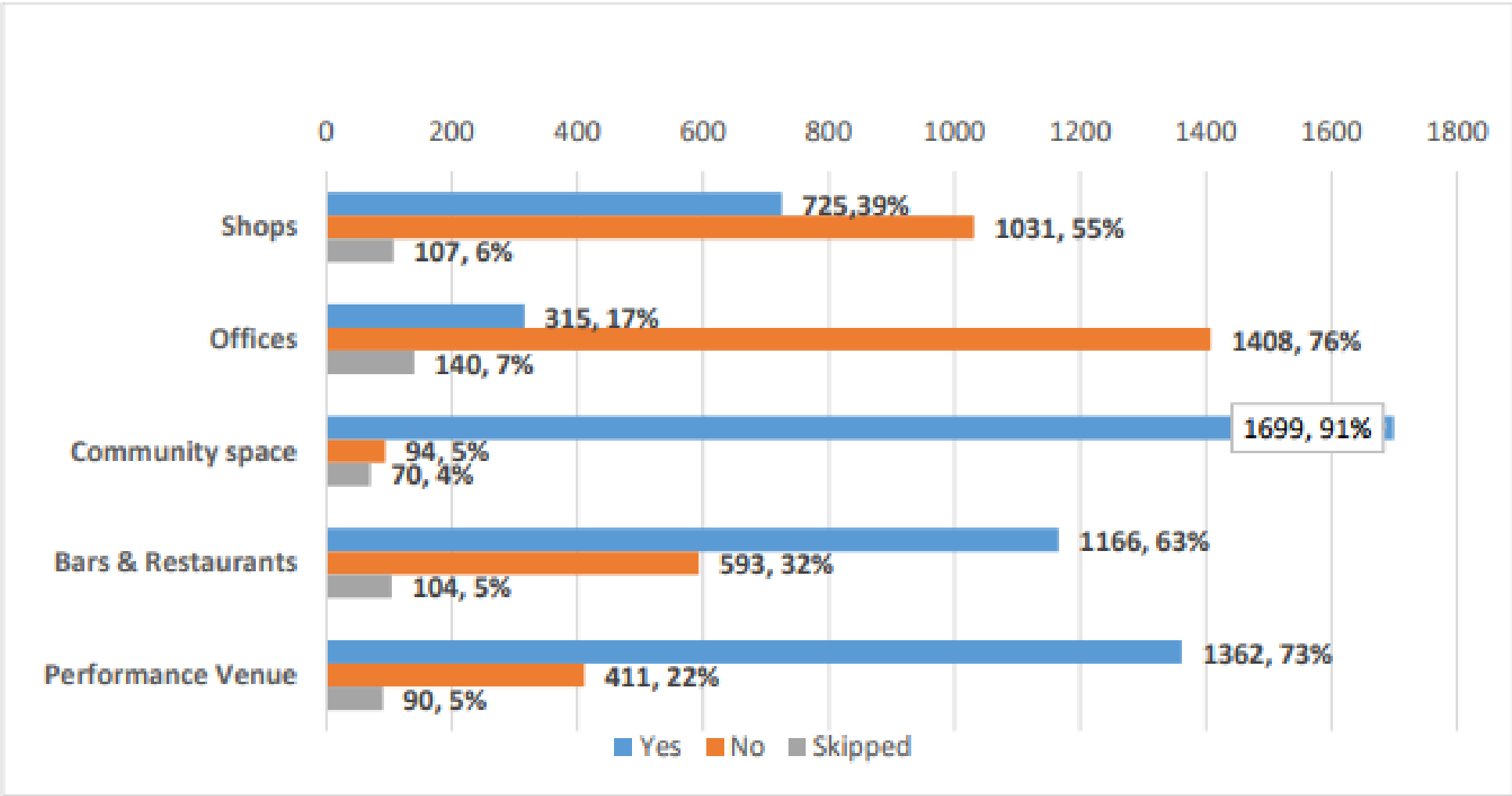
Survey Of Business & Special Interest Groups

- ***Comments about Port Royal highlighted concern about***
 - *the potential loss of heritage,*
 - *the importance of addressing the needs of existing tenants and clubs,*
 - *the need to expand current leisure facilities.*
- ***Responses reiterated how it could be***
 - *maximized as a community hub for festivals & other community events,*
 - *used to create space for theatre/music/the arts, and leisure spaces and*
 - *continue to support sea based sports and leisure activities.*

Second Household Questionnaire Report on Port Royal Questions

***Q18. The Local Plan includes a mixed
use development.***

***Please indicate your support for each
of the following:***



Second Household Questionnaire Report on Port Royal Questions

Q19. Is there anything that you think would be an unacceptable development on the seafront, if so what?

A word cloud featuring various urban and commercial terms. The words are arranged in a horizontal, slightly overlapping manner. The largest words are 'Amusement Arcades', 'flats & housing', and 'highrise'. Other prominent words include 'Nightclub', 'Multistorey Parking', 'Hotels', 'Shops', 'Offices', 'Marina', 'stalls & traders', 'casinos', 'takeaway food', 'Parking', and 'modern architecture'. The colors range from dark grey/black to light olive green.

Nightclub
Multistorey Parking
Hotel
Shops
Offices
Amusement Arcades
takeaway food
stalls & traders
casinos
Marina
flats & housing
highrise
Parking
modern architecture

Q19. Unacceptable development

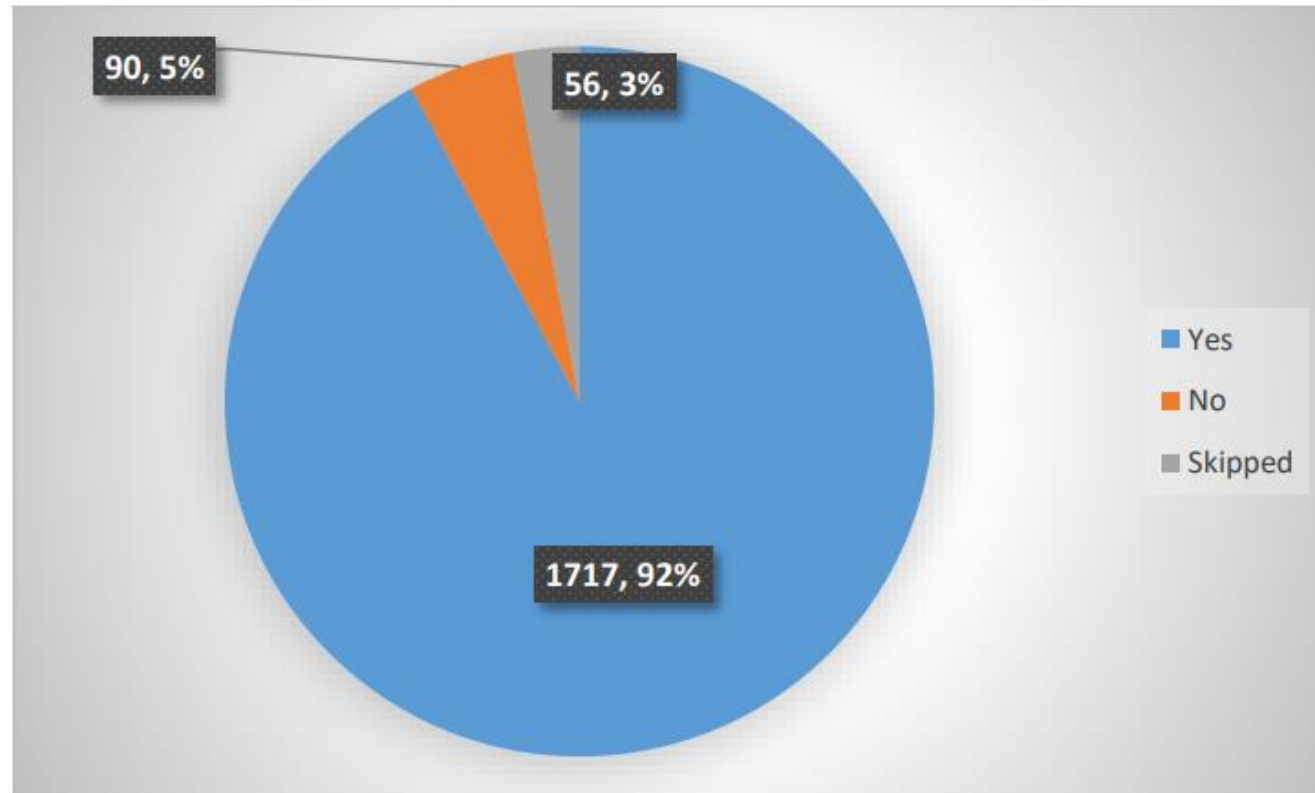
NARRATIVE COMMENTS

state the need

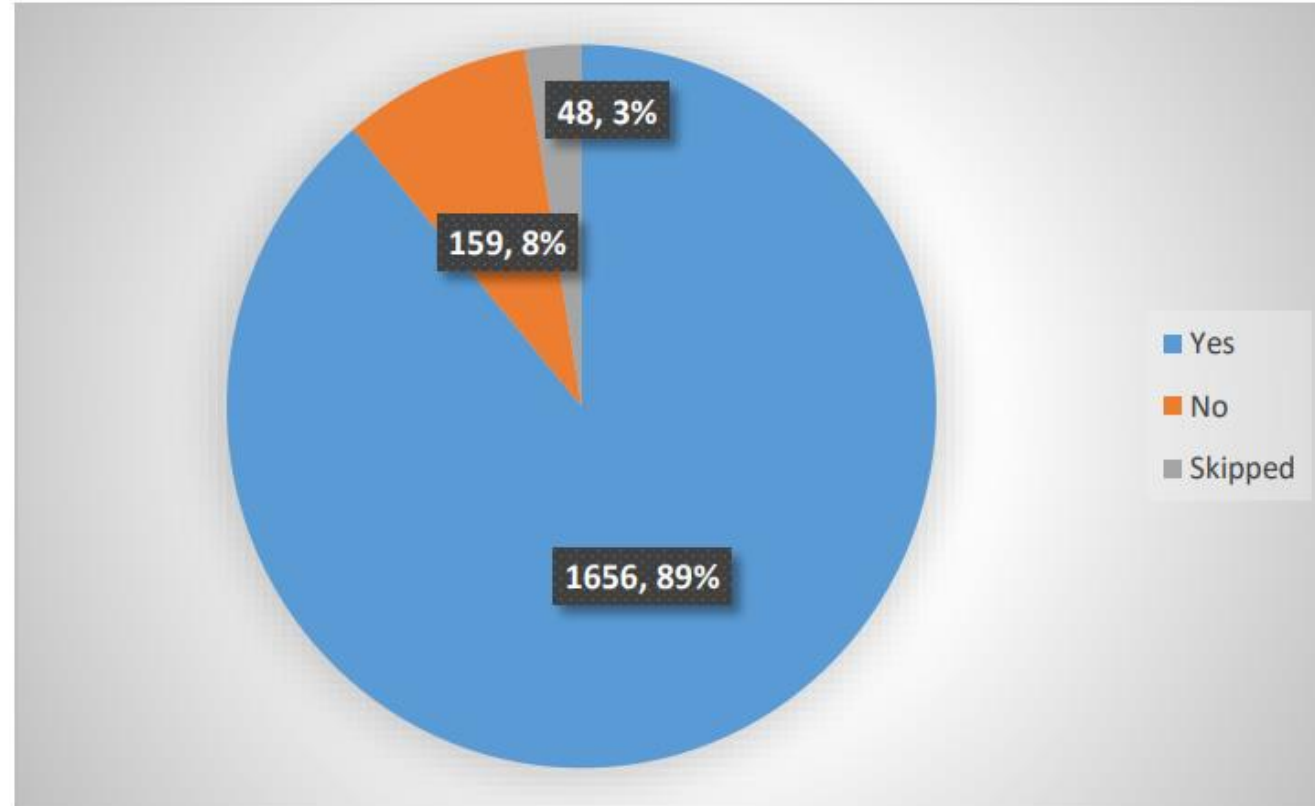
- ***To value what exists and***
- ***To resist development that could result in the loss of a unique sense of Sidmouth being a cherished place valued for its natural beauty, the character of the architecture and sense of it being unspoilt.***

The consensus view is that overdevelopment which leads to a loss of these characteristics through commercialisation, would also constitute ‘unacceptable development’.

Q20. Do you agree that sea based activity is an important key feature of the area which should be reflected in any development?



Q21. Do you agree that our fishing heritage is an important aspect of the area which should be reflected in any development?



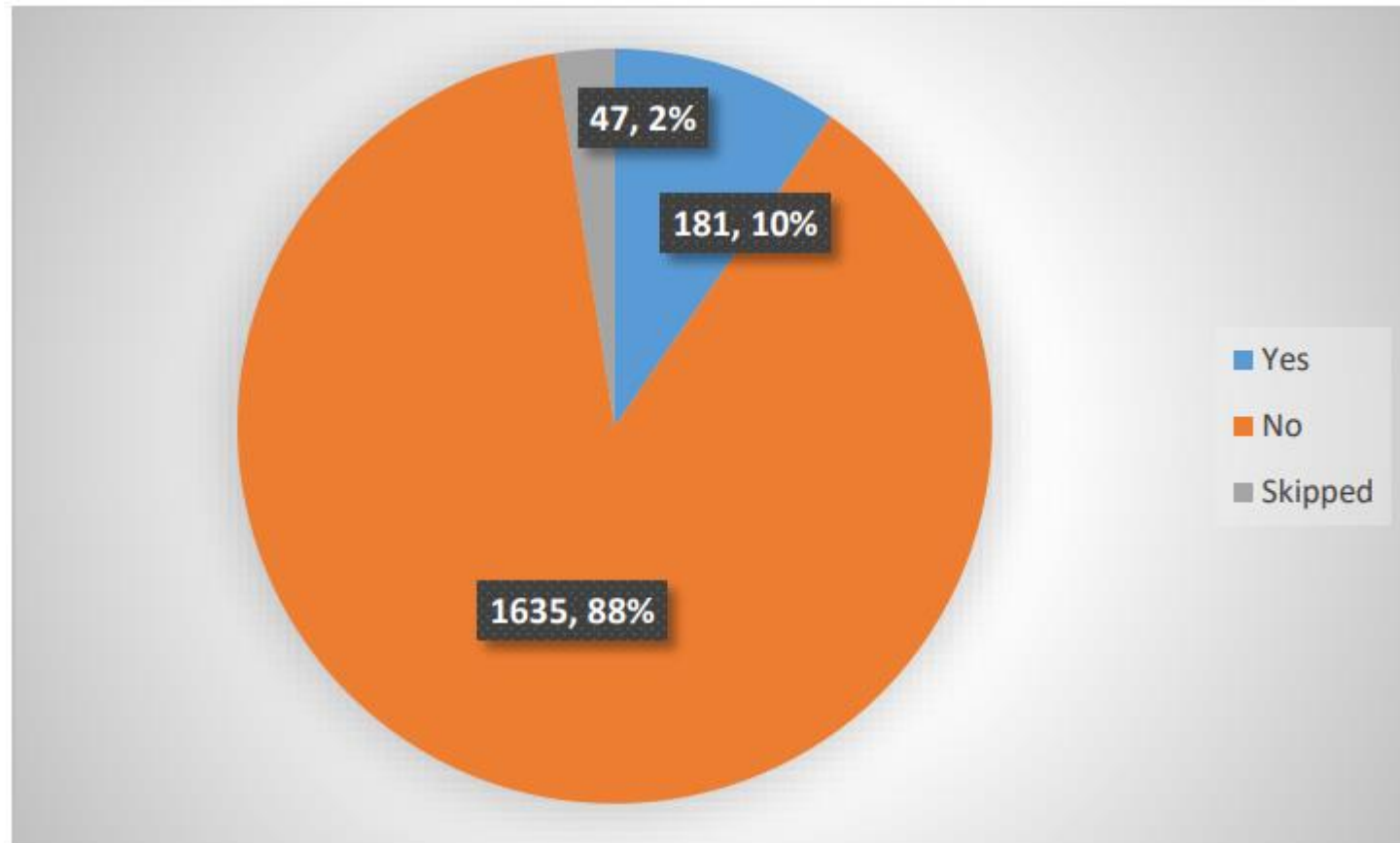
*Q22. What else should be retained in the area?
Please list*



A word cloud of responses to the question 'What else should be retained in the area?'. The words are arranged in a roughly rectangular shape, with 'Sailing Club' being the largest and most prominent. Other significant words include 'Swimming Pool', 'Lifeboat Station', 'Toilets', 'The Ham', 'Playground', 'Fish Shop', and 'Boat Slipway'. Smaller words like 'Heritage', 'Parking', 'Green Space', 'almsbridge', and 'drill hall shelter' are also visible.

SwimmingPool
LifeboatStation
Heritage Toilets Sailing Club
Parking The Ham Playground
FishShop
BoatSlipway
GreenSpace
almsbridge
drill hall shelter

Q23. Currently the EDDC Local Plan allocates 30 homes for Port Royal. Would you support an increase in this number?



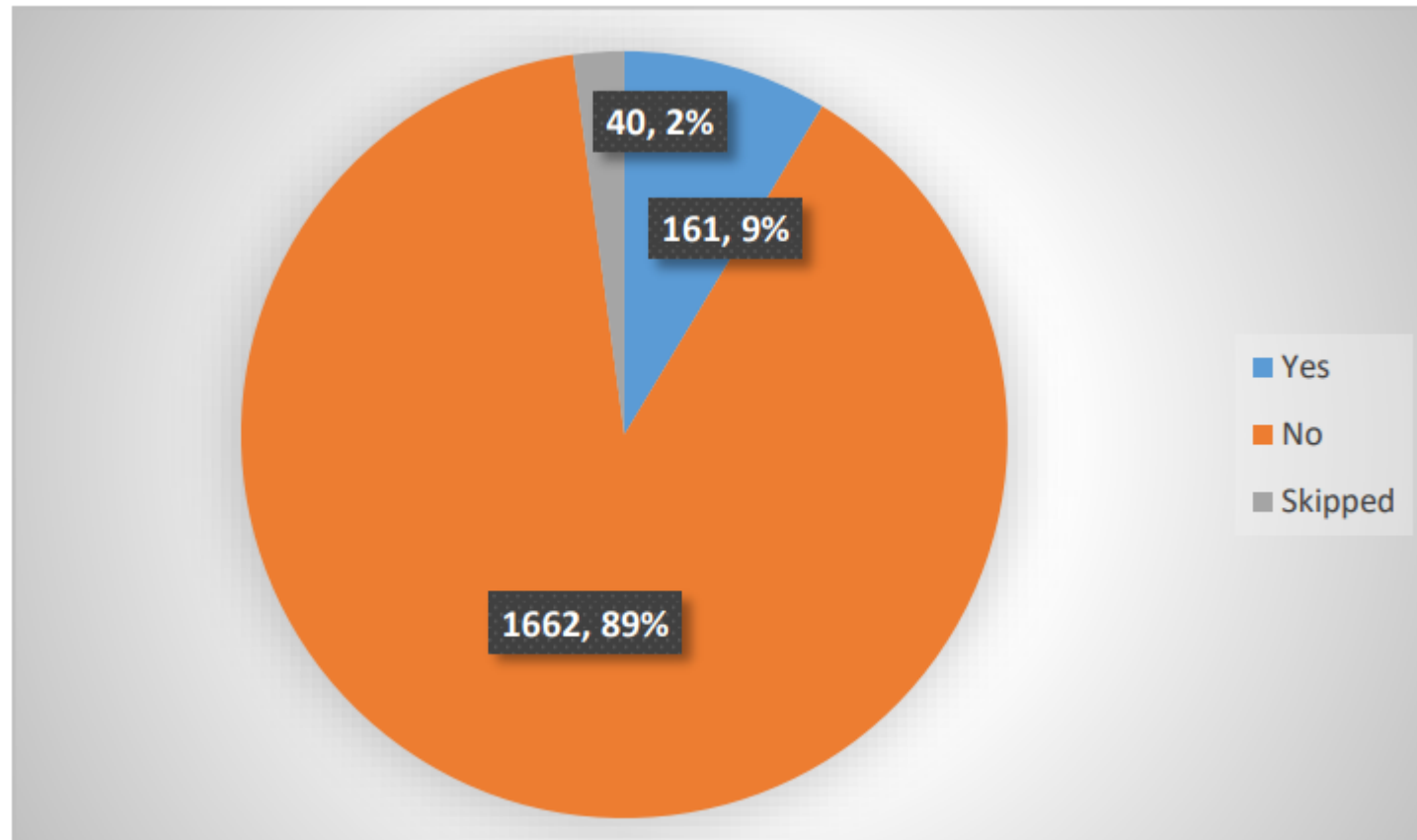
Q23. Housing

NARRATIVE COMMENTS

Any housing, luxury flats, the flood risk in the area and second homes collectively are repeatedly mentioned

– denoting a strong sense that alternative solutions to financing the development other than through a housing development should be considered.

Q24. If sympathetically designed, should the development be allowed to be taller than the adjoining Trinity Court flats?



Port Royal: the evidence

go to:

futuresforumvgs.blogspot.co.uk

and search:

Port Royal

QUESTIONS?

THE 3 R'S

Cathy Gardner

THE 3R'S: RETAIN, REFURBISH, REUSE

- One option was being presented
- Local Plan sets out allocation for area ED03
- Previous experience from other communities
- What happens if site can't be sold for homes?
- Why now?
 - Gateway 1
- Act early to change the outcome, don't wait

EDDC GATEWAY PROCESS

- 1. Scoping Exercise
 - GATEWAY 1 – decision to develop, defines site, uses
- 2. Feasibility & Design
 - GATEWAY 2 – decision on uses and design (high level outcomes)
- 3. Preparation for marketing
 - GATEWAY 3 - approve development & marketing information
- 4. Market the site
 - GATEWAY 4 - decision on preferred developer
- 5. Developer – detailed planning stage
 - GATEWAY 5 - decision on planning
 - ***Planning application***

THE 3R'S: RETAIN, REFURBISH, REUSE

- Why the 3R's?
 - Your comments
 - Vision Group & Neighbourhood Plan feedback
- What do we mean by....
 - Retain
 - Refurbish
 - Reuse
- Need vision and drive!

THE 3R'S: RETAIN, REFURBISH, REUSE

- Is this achievable?
 - We think so: 'best value' does not have to be cash and EDDC can be flexible and transfer assets
- STC are central to success
- Will you help determine the future for Sidmouth?

QUESTIONS?

HOW CAN THIS BE DONE?

Matt Booth

CAN THE 3R'S BE DELIVERED?

- Stakeholders
- Short vs Long Term
- Capital vs Revenue
- Sources of Funding
- Benefits

STAKEHOLDERS

- Port Royal Club
- Sailing Club
- Lifeboat
- Gig Club
- Sea Angling Club
- Sidmouth Trawlers
- Jurassic Paddle Sports
- Surf Lifesaving Club
- Residents and visitors
- Role of Sidmouth Town Council?

SHORT VS LONG TERM

- Phased development – 3, 5, 10, 20 year plan
- **Short Term:**
 - Reference Group supported/led by STC?
 - To identify
 - income & expenditure
 - assets
 - routes to investment
 - Contract expertise (consultants)

SHORT VS LONG TERM

- **Long Term:**
 - Establish business and delivery plan
 - Establish partners - public and private sector.
 - Research and learn before applying for funding
 - Needs work on research and networking

CAPITAL VS REVENUE

- Capital = buildings and reserves
- Revenue = turnover
- What are the sources of income?
- How can these be realised?
- How should they be reinvested?
- How can it be financed short and long term?

REVENUE EXAMPLES

- Port Royal Club and water sport organisations
- Long term development: routes to raising core revenue?
 - e.g. Sea Fest 2015: £9,000 in bar, food and ticket sales
 - Hamilton House social enterprise Bristol: 'Canteen' bar turnover Year 1 = £1 million
- Peak/low/shoulder seasons
 - £20,000 plus per weekend gross turnover in peak season
- Add on concerts, events, workshops etc

CAPITAL EXPENDITURE: DRILL HALL

- Drill Hall costs of restoration (rough estimates):
 - External rendering £50,000
 - Terrace £50,000
 - Internal walls (pointing/rendering) £20,000
 - Internal floors (sanding/varnishing) £10,000
 - Internal roof insulation plus skylights £30,000
 - Kitchen £40,000
 - Bar £10,000
 - Furniture £5,000
- Total £215,000. (Plus insurances, taxes, rates etc)

FINANCING POSSIBILITIES

- Long term, low interest loan to STC from government (under the Localism Act)
- Community Shares: E.g. $5,000 \times £50 = £250,000$
- Donations
- Provide match funding to public and private sector investment
- Long term lease from Trust for a bar/food concession or similar

SOURCES OF FUNDING – MANY!

- Public Sector
- Short Term
 - Awards for All
 - Arts Council G4A
 - Large number of trusts and organisations offering small grants
- Long Term
 - Coastal Community Team for Coastal Community Funding
 - Heritage Lottery Fund - grants over £100,000
 - Big Lottery Fund
 - ACE; EU (FLAG)
- Private
 - Investment for long term return
 - Community shares / community ownership via Port Royal trust
 - Philanthropic donations as per 1895.
 - Public donations
 - Fundraising - events/projects
 - Leasehold e.g. bar and/or restaurant and/or venue over 5-15 year period

BENEFITS – MANY!

- Control finances locally
- Ability to manage for long term
- Legacy
- Community ownership
- Reinvestment of profits within Port Royal and across town
- Raised economy
- Tourism
- Mental wellbeing. - community belonging
- Healthy living
- Newsworthy

QUESTIONS?

WHAT NEXT?

WHAT CAN YOU DO?

- Write to Town Councillors and express your views on what you want to happen at Port Royal and eastern town
- Grand Picnic on the Ham, this Sunday from 1 to 4pm (weather permitting!)
- Wear a 3R's T-shirt!
- Collect more signatures by August 29th
- Attend Sidmouth Town Council – September?
- And EDDC Cabinet/full Council – October?
- Tell your friends and neighbours!

THANK YOU!