



Preferred Site/Sites Response Form

Name of Parish	Uplyme
Name of Settlement	Uplyme
Clerk Contact Name	Lois Wakeman
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Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on 22nd November 2012. at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form.
3. The exhibition was advertised on the Parish notice board and website.

The Preferred Site/s are as follows (Please also indicate the site/s or part of sites on an OS map):

The Hook Farm site (already identified as developable by EDDC and on your maps) was not objected to by the members of the public who attended the exhibition. The Council does not object in principle, but is concerned that access problems may not have been taken fully into account as Gore Lane is narrow, winding and used as a rat run especially at school times. It also has poor visibility for vehicular access onto the main road. Therefore it wishes any concerns expressed by DCC Highways to be carefully considered if any further reassessment of the site is made.

The Council also understands that further sites may be nominated by landowners, but cannot make any comment on these at this time for obvious reasons, even though they might potentially be preferable to the single site already nominated.

Please provide a written summary of the process followed **and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.**

At the time the proposal was first discussed in Council, there were two sites identified on the A0 plans. The Council did not have enough information about the Ware Cross site (now assessed as undevelopable) to make comments, but did comment on the poor access to the Hook Farm site.

A subsequent public meeting was held, attended by about 30 people – a reasonable turnout considering the appalling weather and potential flooding on the night. No adverse comments were received at the meeting, and no extra sites were put forward, although the Council is aware of at least one that may be submitted for consideration in the next round. Therefore, the Council has made a qualified approval of the Hook Farm site.

The Clerk has completed the forms to the best of her ability, and shown them to two councillors involved with the SHLAA and planning for review before sending them off.

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon EX10 8HL
Thank you.

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....**Uplyme**..... Site.....**Hook Farm**.....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop. <ul style="list-style-type: none">· Is the route flat, if not is the gradient reasonable for the less mobile?· If steep, are resting places available?	<ul style="list-style-type: none">· The route is not flat, being uphill from the village amenities and about 300-400m distant· If by resting places you mean private drive entrances on which pedestrians can pause, then yes. There is no seating.· There is no footpath at all in Gore Lane, which is narrow and used by local and through traffic. There is a partial footway

	<ul style="list-style-type: none"> Are footpaths available to avoid traffic conflict? Are access routes lit? 	<ul style="list-style-type: none"> along the B3165. There is lighting at the north end of Gore Lane and on the main road (B3165).
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> The access criteria are as question 2 	See above. The village primary school is about 650m from the entrance to the site. The local comprehensive is about 1300km away in the neighbouring parish.
4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> Is the site within walking distance of healthcare facilities, footpaths or cycle routes? Is the site adjacent to a recreation space? 	<ul style="list-style-type: none"> The site is 0.8 miles from the nearest GP practice. I am not sure if that is counted as walking distance these days, especially for the infirm who find hills difficult. There are footpaths close by, some of which are quite challenging country routes. There is no cycle route the Council is aware of. The village playing field is not adjacent, but a 0.2 mile walk along paved surfaces
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<ul style="list-style-type: none"> No No more than other houses in the same location. Yes. It is not clear why families or sheltered accommodation are picked out – there are many residents locally who do not fit that category but would be affected.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	Recreation space away from the flood plain where the current facilities reside. E.g. children's playground. However, not as convenient a location for many residents or the school/village hall.
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> Will new development impact upon the setting or character of a historic building or Conservation Area? Approximately how far away are they? 	<ul style="list-style-type: none"> No N/A
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered</p>	

	<p>appropriate.</p> <ul style="list-style-type: none"> · Is this a greenfield site? · Are there existing buildings/has the site been previously developed? · Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? · Can the site be seen from public footpaths/roads/other vantage points? · How prominent is the site when viewed from outside it, and from approximately how far away? · How prominent is the site when viewed from adjoining properties? 	<ul style="list-style-type: none"> · Is a camp site considered greenfield? It is assumed not, although the green nature of the space would be diminished. · Yes – camp ground facilities and housing for owners on part · Yes – AONB · Yes · Not possible to tell without detailed survey, but will probably be visible from centre of village. The site is large and it depends where housing would be built. · Visible from properties across Gore Lane and possibly on the N side of the B3165
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> · Will development have a significant adverse impact on local amenity? · Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<ul style="list-style-type: none"> · The site is currently in private ownership and only accessible by the public via 2 footpaths, so probably not. · It will probably involve a reduction of the undeveloped part of the camp ground.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> · These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	Quite.
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> · The criteria are as per question 2 	See above. The bus stops are located in the village centre.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> · Is the site in agricultural use? · Is the site adjacent to a main road? · Is there sewerage capacity? · Is the site within or adjacent to an area prone to flooding? 	<ul style="list-style-type: none"> · No · No · Not known · Flash flooding of local stream running along edge of site has been experienced several times in the last 2 years.

14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> - Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	How close is adjacent? It is directly uphill of an area in the village centre that has actually been flooded several times in the last 2 years (most recently twice this past fortnight), and therefore any development that contributes to run-off is of concern. The stream that runs along the edge of the site is an important contributor to the volume of flood water and also debris that blocks drainage.
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> - Is there a need for additional employment eg small business units/storage/office space? - Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	<ul style="list-style-type: none"> - This has not been recently assessed. - Very few. Hourly bus service operates to Axminster/Bridport.
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

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Have you attached additional information?

no. EDDC already has copies of the Uplyme Village Plan of 2005, but if you need further copies, please let the clerk know and she will post them.

What makes Uplyme distinctive?

Despite being viewed by many as a suburb of neighbouring Lyme Regis, most residents of Uplyme are proud of their Devonian location and do not wish to be swallowed up as an indistinguishable part of Lyme. There is still a small green corridor separating the two settlements, but this will inevitably come under pressure.

The topography of the parish is characterised by 5 valleys that converge on the level area occupied by the King George V Playing Field, just west of the main part of the village. There are several outlying hamlets occupying the further reaches of the valleys and Harcombe at the northwest and higher part of the parish.

Most of the roads leading to Uplyme are small lanes, some running along deep holloways. The B3165 (Lyme Road) cuts through the main part of the village and the A3052 ("coast road") skirts to the south.

The main village is not "chocolate box" pretty but has a diverse range of ages and styles of buildings, from old thatched cottages to modern bungalows and estate houses, with everything in between. The newest development, a terrace of affordable rented housing near the Village Hall, is still in the process of construction and demand for this is expected to be high. There is also a demand for affordable shared equity housing, as yet unfilled.

Whilst facilities have inevitably declined over the years, there is still a village shop, filling station and public house, a C of E village school, a Church and a relatively new and well-appointed Village Hall. Together with the adjacent playing fields, the hall provides the focus for many local societies and sports clubs to meet, as well as informal play in the children's playground and on the public tennis courts.

The population is a mix of people, some who have lived here all their lives (a category that is tending to age, since it is hard to find affordable housing locally) and incomers new and old, most of whom soon adapt to village life and are welcomed into this diverse community. There are also, inevitably, a number of holiday and second homes not occupied full-time.

The majority of the land is taken up with agriculture but there is a good network of rural footpaths including part of the East Devon Way. There is public access to open spaces including parts of Trinity Hill Local Nature Reserve and adjoining forestry, the woods at Furzehill, and of course a stretch of the Undercliff, part of the Jurassic Coast World Heritage Site. A well-known local landmark is the viaduct over Cannington Lane, now disused like most small branch lines.

Opportunities for local employment are limited. Farming employs a few people and there are a number of micro businesses often with the proprietors working from home; also some work is related to holiday lets. There is no dedicated provision in the village for small business or craft units.

Please also refer to the Uplyme Parish plan for further details.