

**Uplyme Neighbourhood  
Development Plan**

**Strategic Environmental Assessment**

**Uplyme Neighbourhood Plan Group**

**October 2016**



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**A separate Appendices Document with additional information and evidence is also provided to support this Strategic Environmental Assessment**



## **1 Non-technical summary**

1.1 This is a summary of the Strategic Environmental Assessment (SEA) Report of the Uplyme Neighbourhood Development Plan. Situated in the East Devon District, the parish of Uplyme has a population of just over 1600 residents and is covered by the East Devon Area of Outstanding Natural Beauty.

1.2 Neighbourhood Planning was introduced by the Government in 2011 and offers communities the opportunity to produce a planning document which will help influence development where they live and work. The production of the plan has been led by a small group of local representatives and will need to be approved by the community through a referendum. Once 'made' it will form part of the statutory development plan for the area and will be used to determine planning applications.

1.3 The SEA is being carried out to fulfil the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, which requires plans to consider whether the implementation of a plan will have a significant impact on the environment. Where a plan is considered to have an impact, a report must be produced assessing the impacts against a range of objectives, and to consider alternatives and measures to mitigate the degree of the affects.

1.4 This Environmental Report represents the results of the SEA process that has been undertaken in conjunction with the production of the Neighbourhood Plan. It has been drafted to coincide with the Neighbourhood Plan Regulation 14 consultation process, when stakeholders and the public will be given an opportunity to comment on the results of the SEA, as well as the Plan itself.

1.5 To meet plan-making requirements, the Neighbourhood Plan will need to be in line with the National Planning Policy Framework ("the NPPF") and in general conformity with the strategic policies in the East Devon Local Plan, which sets out the strategic planning context and policies for the District.

### **SEA Process Summary**

1.6 The assessment process was carried out on a policy by policy basis. The checklist summary matrix, as well as full findings of the assessment of each policy, are set out in Section 8 below. The following is a summary assessment which focuses on the identification and assessment of effects, for each Neighbourhood Plan topic area.

### **Natural Environment policies**

1.7 The policies on the Natural Environment were considered to all score positively against the SEA objectives, particularly against objectives linked to landscape, the AONB, amenity and biodiversity and open space, which are all predominantly focused on the protecting and enhancing the local environment. Some minor impacts as a result of the development of affordable housing were identified due to potential impact on roadside hedges but it is planned that these be mitigated at the time of construction.

## **Heritage and Built Environment Policies**

1.8 These policies were also considered to score positively against the SEA objectives. The policy promoting high quality design in particular has a significantly positive impact on objectives linked to the landscape and built environment/heritage.. The proposal for a Conservation Area for the historic part of Uplyme Village will further add to the positive outcome once it is designated by EDDC

## **Housing & Balanced Community Policies**

1.9 These policies will have a strong positive impact on the objective relating to affordable and general housing, as each promotes housing development under various circumstances and as they promote development in areas well located in relation to services and facilities. Various other minor negative impacts are identified due to housing generating additional, albeit modest traffic growth and potential impacts on landscape, However partly as a result of the SEA process criteria in the policies aim]s to mitigate these impacts as well planning conditions.

## **Community Facilities Policies**

1.10 These policies are considered to have a strong positive impact on objectives aimed at retaining and protecting these important community assets, on the basis that they promote local community services and open spaces for the benefit of residents. Some positive impacts are expected as a result of protecting these facilities and identifying a Greenspace corridor through Uplyme Village.

## **Traffic and Transport Policies**

1.11 These policies will have a strong positive impact on the highway safety objective as they will improve pedestrian safety and encourage more walking and less use of cars for local journeys and through the protection and promotion of public rights of way in the parish.

## **Employment & Business Policies**

1.12 These policies will have a strong positive, as they support business opportunities in the parish. Some minor negative impacts on traffic and transport is possible, through additional car movements associated with new development or activity, especially in more country areas with narrow roads, but this is likely to be limited.

## **Renewable Energy Policy**

1.13 This policy will have a minor positive impact on the objective which addresses housing as mitigation in respect of flood risk and climate change. Depending upon the nature of development, there could be negative impacts on landscape and AONB objective.

## **An Assessment of Alternatives**

1.14 The regulations require assessment of any reasonable alternatives that were considered throughout the plan process and this assessment is also include in the schedule in Section 8. Generally, the alternatives considered, including a 'do nothing' option or

omitting the policy and these would perform less well against the SEA objectives than the chosen policy route.

### **Mitigation**

1.15 Although no major adverse/negative impacts have been identified in the summary matrix, this is partly due to the fact that potential adverse impacts of policies will be addressed by the criteria included in many of the policies which aims to ensure that development is supported, only if the criteria are met.

### **Monitoring effects of the plan**

1.16 Monitoring is addressed in Section 9 and the accompanying table identifies monitoring techniques against each of the SEA objectives across the plan period. Monitoring measures will be developed and data collected, in consultation with East Devon DC and other statutory agencies as appropriate. This will also help to ensure consistency district-wide and allow the parish council to draw from data sources without the need to undertake bespoke research across the plan period.

### **Conclusions of Uplyme NP Strategic Environmental assessment**

1.17 The overall conclusion of the SEA is that the Plan is considered to have a largely positive impacts on the local environment and the sustainability focused objectives of both the plan itself and the SEA. Minor impacts are considered to be limited on potential landscape and traffic objectives.

1.18 Policies in the plan support a limited housing development within the built up area boundary as well as some small affordable housing, 'exception' sites, that are well located close to existing community services facilities and bus routes. It also supports a small scale and appropriate business development and appropriate tourism and has strong policies and new proposals aimed at protecting and enhancing both the built and natural environment, through the proposed Conservation Area and Greenspace corridor. As such it is considered that the Plan supports overarching sustainability criteria and objectives.

## 2 Introduction

2.1 This is the Strategic Environment Assessment report of the Neighbourhood Plan for the parish of Uplyme in East Devon. And fulfils the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 in relation to Strategic Environmental Assessment (SEA) of the policies contained within the plan.

2.2 This SEA should be read in conjunction with the Regulation 14 Consultation draft version of the Uplyme Neighbourhood Plan which has been published for consultation with statutory bodies local organisations and the public. Any future amendments to the draft plan, as a result of recommendations made by this assessment or through any other means will be recorded in and any changes considered to have an environmental impact will be reassessed.

2.3 Delivering sustainable development is the core principle underpinning the planning system and the purpose of the SEA is to ensure that plans and projects do not have an adverse impact on the local environment and wherever possible contribute towards delivering sustainable development and the 3 strands of social, environmental and economic objectives.

2.4 The Uplyme Neighbourhood Plan is being prepared by a steering group consisting of Parish Councillors and residents of the local community. The Neighbourhood Plan area covers the whole of the parish of Uplyme and was designated on the March 2014. The parish of Uplyme contains just over 1600 residents. It is situated in the East Devon District and wholly covered by the East Devon Area of Outstanding Natural Beauty.

### Vision & Strategic Objectives of the Neighbourhood Plan

Uplyme Neighbourhood Plan – the Vision

***“We recognise that Uplyme village and its surrounding Parish is a special place to live, lying within an Area of Outstanding Natural Beauty, and bordered by England’s only natural World Heritage Site. We aim to maintain these qualities, whilst enhancing the rural and built environment by allowing limited and appropriate development — to include the provision of affordable housing — to meet the needs of local people for the next 15 years, in a way that will not compromise future generations and will encourage the maintenance of a sustainable and balanced community.”***

Strategic objectives

- ***To satisfy the diverse housing needs for all by meeting changing demographic and social requirements.***
- ***To keep housing development to small scale and designed to a high quality which is sustainable, reflecting the local character and distinctiveness of the area.***

- *To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.*
- *To protect and enhance the natural and built environment of the parish, including its landscape, geological assets, built heritage, archaeological sites and wild-life habitats.*
- *To support the local economy through its existing businesses, and by encouraging new enterprises and facilities that enhance commercial effectiveness and employment opportunities.*
- *To reduce vulnerability to impacts of climate change, particularly flooding.*

### **3 Uplyme - Some Facts and Figures Population and Age Structure**

3.1 Population figures in the 2011 census demonstrate that the usual resident population of Uplyme was 1663 in 825 households, contrasted with the 2001 census, when the respective figures were 1405 people in 643 households; representing an 18.3% increase in population. In 2011, 93 dwellings had no usual resident (empty properties, second homes or holiday lets). This is a large number for a Parish this size and makes up 11% of all dwellings.

3.2 The age profile is skewed towards the older age groups with the parish having over 23% in the 45-59 age group and over 16% in the 65-74 group, both higher than East Devon and Devon.

3.3 Over 90% of residents live in an unshared house or bungalow with over 80% owner occupation, and included within this figure are 55% who own their property outright. Under 6% are in social rented properties; with 9% in private rented accommodation; both less than for East Devon and Devon. Nearly 70% of households are one family households, with nearly 30% being single person households.

3.4 60% of the population is economically active; of the rest, almost 30% are retired, with a small proportion of people caring for family, students, or long-term sick/disabled, and only just over 1% unemployed and not looking for work. Of those approximately 58% working, just over 20% are self-employed. Of these, over 65% work in managerial, professional and skilled trade occupations; all higher percentages than East Devon and Devon; the remainder identify themselves as working in caring, leisure, retail and other services, with few factory-based workers.

3.5 The general picture that emerges from this data therefore is that of a community

dominated by older age groups (many working but some retired), with a high percentage of home ownership, and good access to transport and employment. This is contrasted by the relatively low percentages of people in the lower age groups and a small percentage of social rented housing.

3.6 One of the key aims of the Neighbourhood Plan is to try and redress this imbalance by promoting more affordable housing for younger people trying to make a start on the ‘housing ladder’. This approach has strong local support as demonstrated through public consultation

3.7 The whole of Uplyme is covered by the East Devon Area of Outstanding Natural Beauty, a designation given to areas that have exceptional landscape value and tranquility. The AONB management guide defines these areas as having specific characteristics.

*Areas of Outstanding Natural Beauty (AONBs) are nationally important protected landscapes. The East Devon AONB is one of 46 AONBs in England, Wales and Northern Ireland. Together with National Parks, these are particularly special landscapes with such outstanding distinctive character and natural beauty that they are protected in the national interest for future generations.*

3.8 The extract from the AONB Management Plan table below outlines some of the special characteristics of that part of the AONB that Uplyme is located within and that are identified as important. This is also set within the ‘National Character Area No 247: ‘Blackdowns’ .

Devon Landscape Character Area	Special Qualities and Features of Significance	LCT No *	Landscape Character Type*
Sidmouth and Lyme Bay Coastal Plateau	<ul style="list-style-type: none"> <li>Area between the cliff tops and mean low water mark forms part of the Dorset and East Devon Coast World Heritage Site (WHS), of outstanding world value for its geological and geomorphological formations (particularly fossils).</li> <li>The chalk and limestone cliffs unique in a Devon context and the most westerly chalk cliffs in England.</li> <li>Rare chalk grassland along the coast which is designated a Site of Special Scientific Interest (SSSI) and CWS.</li> <li>Shingle beach between Beer Head and Sidmouth is one of three UK sites for the rare scaley cricket.</li> <li>Undercliffs valued for nature conservation and geological formations – Sidmouth to Beer Coast SSSI and Special Area of Conservation (SAC) and Axmouth to Lyme Regis Undercliffs SSSI, SAC and National Nature Reserve (NNR).</li> <li>Estuary habitats valued for their salt marshes and mudflats (i.e. Otter Estuary SSSI and Local Nature Reserve (LNR) and Otter Meadows CWS).</li> <li>Historic Park and Garden at Rousdon.</li> <li>High value for recreation, including part of the South West Coastal Path long distance route.</li> <li>Cultural associations with writers and artists inspired by the dramatic coastal scenery including Lionel Aggett, John Fowles and Carolyn Vernon</li> <li>Coastal hillforts e.g. Berry Camp/High Peak and remains of prehistoric field boundaries at Beer Head and Littlecombe Shoot.</li> </ul>	2B	Open coastal plateau
		2C	Pebble Bed Heaths
		3A	Upper farmed and wooded valley slopes
		4B	Marine Levels
		4D	Coastal Slopes and Coombes
		4H	Cliffs

3.9 In further detail, the Landscape Character Assessment and Management Guidelines developed for the East Devon AONB [2008] identify 4 individual Landscape Character Types covering parts of Uplyme and set out guidelines for restoration, conservation and enhancement

These underpin AONB and Neighbourhood Plan policies concerning landscape issues and the natural environment.

The character types are:

- Type 1 -       A Open Inland planned plateau  
                  B Open Coastal Plateau
- Type 2 -       A Steep wooded scarp slopes
- Type 3 -       B Lower rolling farmland and settled slopes
- Type 5 -       Cliffs

#### 4 Compliance with SEA Regulations

4.1 This report has been prepared in accordance with the SEA regulations. The reporting requirements in Annex 1 of the SEA Directive (and Schedule 2 of the SEA Regulations) are set out in **Figure x** below, which also indicates where in this SEA Report the relevant requirement has been met:

SEA Directive Requirements	Where Covered in this SEA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Sections 2 & 5 and Appendix 3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	The Environmental Report within the Supplementary Appendices Document
The environmental characteristics of areas likely to be significantly affected;	Section 6
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	The Environmental Report within the Supplementary Appendices Document & Section 6

<p>The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;</p>	<p>Section 2 &amp; 7</p>
<p>The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p>	<p>Non-Technical Summary and Assessment Schedule in Section 8</p>
<p>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;</p>	<p>Section 8 – Plan Policies and criteria and Assessment Schedule and Section Mitigation</p>
<p>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;</p>	<p>Section 8 - Schedule of Reasonable Alternative or Omitting the Policy from the Neighbourhood Plan and why rejected?</p>
<p>A description of measures envisaged concerning monitoring in accordance with Art. 10;</p>	<p>Section 9</p>
<p>A non-technical summary of the information provided under the above headings</p>	<p>Section 1</p>
<p><b>Consultation:</b>          Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</p>	<p>The SEA Scoping report was subject to consultation with East Devon DC and the statutory consultees between May &amp; June 2016. Appendix 1 details the responses received and how they have been addressed.</p>

<p>Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</p>	<p>The draft plan has been prepared in close consultation with East Devon DC and the 3 key statutory consultees, Natural England, Historic England and the Environment Agency have been sent copies of the draft plan for informal consultation as part of the SEA Screening Process. Formal consultation will be undertaken during in the 6 week pre-submission Regulation 14 consultation stage</p>
<p>Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</p>	<p>Not applicable.</p>
<p><b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b></p>	
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: Statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring (Art. 9)</p>	<p>To be addressed at a later stage.</p>
<p><b>Monitoring</b> of the significant environmental effects of the plan or programme implementation (Art. 10)</p>	<p>Section 9</p>
<p><b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	<p>Details of how this SEA report meets the requirements of the SEA Directive are set out above.</p>

## 5 Relationship with other relevant plans

5.1 The regulations require an assessment to be undertaken outlining any other plans that are relevant and need to be considered when producing the Uplyme Neighbourhood Plan.

This review was undertaken at the SEA scoping stage and identified the following documents as being the most relevant, setting a framework for the Plan to work within:

- The National Planning Policy Framework
- The adopted East Devon Local Plan 2013-2031
- The draft East Devon Villages Development Plan Document
- The East Devon Area of Outstanding Natural Beauty (AONB) Management Plan 2014- 2019.
- East Devon Local Plan Sustainability Appraisal 2013-2031

A review of the compatibility of these documents can be found in **Appendix 3** of this report and within the Plan itself, there are cross references for each policy to both the relevant paragraphs in the NPPF and the Policies in the East Devon Local Plan to help demonstrate how the Plan accords with these strategic policies and meets the 'Basic Conditions' requirements.

## 6 Summary of Baseline Information, relevant to the plan & Social, Environmental and Economic Problems/Issues in Uplyme

6.1 The regulations require a review of the environmental characteristics of the area likely to be effected by the Plan. A summary of the baseline data collected is provided below together with a summary of the key issues addressed in the Neighbourhood Plan and which draw upon the overall vision and objectives.

<b>Social Problems/Issues</b>	
Affordability of Housing	House prices in East Devon are very high in relation to wages, which are lower than the national average. In Uplyme, the Housing Needs survey undertaken in 2014 identifies a need for 7 affordable new affordable rented homes at that time and a further number of requirements for self build. The proposed 'exception sites' in the UNP aim to help address this problem
Needs of an ageing population	The age profile of Uplyme is above that of the national and District average, meaning that residents may be more susceptible to health issues.
Community Facilities	Uplyme has a post office, primary school, 2 public houses, community hall and place of worship. However the school is in much need of replacement and although plans are approved, funding is not available

<b>Environmental Problems/Issues</b>	
Highway Safety Issues	The B3165 road through Uplyme is busy and in places, has no pavements, meaning that safety is a concern and this is a common theme in all UNP consultation exercises.
Built heritage and high quality landscapes	The whole parish is covered by/within the East Devon AONB. The views and landscape character of the AONB is an important aspect of the parish and these characteristics, issues and guidelines for their management are highlighted in a Landscape Character Assessment for the East Devon AONB. The parish survey indicates that the local environment and landscape are
Protecting biodiversity	Biodiversity and environmental assets are key issue addressed in the plan.
Flooding	The flood map indicates that Uplyme has the potential to be subject to flooding in places close to and arising from the River Lim. Surface water flooding has also been a concern within the Parish with recent improvements made by the relevant authorities
Climate Change	Climate change is a severe challenge that must be tackled globally, nationally and locally. As the effects of climate change become more prominent more areas are at risk of flooding. Development should be designed and situated in a way which ensures that the increase CO2 emissions and should utilise renewable energy where possible.
<b>Economic Problems/Issues</b>	
Limited employment opportunities	Limited job opportunities in the parish mean that many people of working age commute outside the Parish to work, although there is also much home working.
Slow broadband speeds	Residents have raised broadband speeds as an issue in the Parish but provision has been improved in the past year or so.
Poor mobile networks	Consultation feedback from residents has also identified a poor or varied mobile signal in the Parish.

## **7 Proposed Strategic Environment Assessment Objectives & Assessment of Policies**

7.1 Having regard to the Issues highlighted above as well as the work that have been undertaken in preparing the Plan overall as well as the extensive associated consultation that has been undertaken with the key statutory consultees and the local community over a period of some 3 years, the following objectives for the SEA have been developed.

7.2 The policies in the plan will therefore be assessed against these objectives as part of the SEA process. The table in **Appendix 2** also summarises the comparison between East Devon Local Plan and UNP SEA Objectives, whilst **Appendix 3** includes a summary of key national and local plans and programmes.

<b>1</b>	To ensure a supply of affordable homes consistent with identified housing needs
<b>2</b>	To ensure that all groups of the population have access to local community services and facilities
<b>3</b>	To reduce impact of traffic and improve pedestrian safety & to protect and enhance pedestrian routes and footpaths, to ensure connections between people and places
<b>4</b>	To conserve and improve valuable features and assets in the historic built environment
<b>5</b>	To protect and enhance the landscape and its scenic beauty, including wildlife and cultural heritage, within the Uplyme part of the East Devon AONB and its setting
<b>6</b>	To maintain the local amenity, quality and character of the local environment including conserving and enhancing biodiversity
<b>7</b>	To provide high quality open spaces and opportunities for sport and recreation in order to support the health and well-being of communities
<b>8</b>	To ensure quality primary education opportunities remain available within the parish.
<b>9</b>	To facilitate and encourage job opportunities in the parish to ensure a thriving community
<b>10</b>	To mitigate and adapt to climate change, taking full account of flood risk, coastal change considerations and encourage the use of renewable energy sources

## 8 Policy Appraisal & Assessment

8.1 The following section summarises and draws conclusions on the planning policies contained within the draft Uplyme Neighbourhood Plan.

8.2 The policies within the plan are presented under various headings as set out in the different sections in the Neighbourhood Plan Housing & Balanced Community, Employment & Business Community Facilities, Traffic and Transport, Environment; Natural Environment, Heritage and Built Environment and Renewable Energy. Each individual policy is assessed in turn.

8.3 The Neighbourhood Plan also identifies various **community projects and actions** that the parish council intend to implement as being complementary to the plan itself and the schedule of these projects is included within an appendix to the Plan. Some of these have arisen from topics identified through community consultation, but are not included as plan policies as such as they do not relate directly to the use of land.

8.4 As they are not generally land use policies, they have not been assessed against the SEA objectives, unless they derive directly from or form part of a Neighbourhood Plan Policy, in which case they will be assessed with the policy.

8.5 Some of the most significant aspects of the Neighbourhood Plan include the following with evidence included as Appendices to this Assessment:

- **Amendments to the Built Up Area Boundary, with Summary Schedule Explaining the Reasoning for the Proposed Changes**
- **Three Proposed 'Exception' Housing Sites, drawn from a range of 12 sites that were all independently assessed using a pro forma template**
- **Proposed Areas of Greenspace, with schedule explain the basis for the allocations**
- **Proposed Conservation Area for Uplyme Village, with separate supporting document describing and justifying the proposed conservation area.**

## Assessment of Policies Summary Table

	SD1 Sus. Dev	HG1 BUAB	HG2 BUAB /Housing	HG3 Gen Housing	HG4 EXC. Sites	HG5 Rural	EM1 Bus Dev	EM2 Business	EM3 Rural Conv	EM4 Tourism	EM5 Bus Centre	CF1 Community Facilities	CF2 Education	CF3 Sport & Rec	TR1 Traffic	TR2 Crogg	EN1 Character	EN2 Design	EN3 Built Character	EN4 Farm	EN5 Trees/Hdgs	EN6 Wildlife	EN7 Greenspace	EN8 Renewable
<b>1. Affordable Housing</b>	+	+	++	++	++	0	0	0	0	0	0	+	+		-	-	0	+	+	0	-	0	0	+
<b>2. Facilities &amp; Services</b>	+	+	+	+	+	-	0	0	0	0	0	++	+	+	0	0	0	0	0	0	0	0	0	0
<b>3. Traffic &amp; Highway Safety</b>	+	+	+	-	+	-	-	-	-	0	0	0	0	0	++	++	0	0	0	0	0	0	0	0
<b>4. Built Environment/ Heritage</b>	+	0	0	++	+	+	0	0	+	0	0	0	0	0	0	0	++	++	++	0	0	0	0	0
<b>5. Landscape AONB</b>	+	++	-	+	-	+	0	0	0	0	0	0	0	0	0	0	++	++	++	+	+	+	+	0
<b>6. Amenity Biodiversity</b>	+	+	+	+	+	0	0	0	0	+	0	0	0	+	0	0	+	+	+	0	++	++	++	-
<b>7. Open Space/Rec</b>	++	0	0	0	0	0	0	0	0	0	0	++	+	++	0	0	0	0	0	0	+	0	++	0
<b>8. Education</b>	+	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0
<b>9. Job Opportunities</b>	+	+	0	0	0	0	++	++	++	++	++	0	+	0	0	0	0	0	0	+	0	0	0	0
<b>10. Flood Risk Climate Change</b>	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+

The table above provides an assessment of the Plan's policies the SEA objectives using the 'scoring' system below. This follows the guidance set out in 'A practical guide to Strategic Environmental Assessment Directive' (ODPM 2006). The table below provides a more detailed written commentary on the impacts of each policy based on the score and also includes the required assessment of 'Reasonable Alternatives' to policies.

++	Significant positive effect
+	Significant positive effect
0	Minor positive effect
0	Neutral effect
-	Minor negative effect
--	Significant negative effect
? or +/-	Uncertain or mixed effect

### Table of Reasonable Alternatives

#### Mitigation

Although no major adverse/negative impacts have been identified in the summary matrix, this is partly due to the fact that potential adverse impacts of policies will be addressed by the criteria included in many of the policies, which aims to ensure that development is supported, only if the criteria are met.

<b>Uplyme Neighbourhood Plan Policy</b>	<b>SEA Commentary &amp; Justification</b>	<b>Reasonable Alternative or Omitting the Policy from the Neighbourhood Plan. If so why rejected?</b>
<p><b>Policy USD1 – Presumption in favour of sustainable development</b>            Planning applications which accord with the policies in the Neighbourhood Plan and the Local Plan will be supported unless material considerations indicate otherwise. Planning permission will also be granted if the Neighbourhood Plan is silent or out of date on the matter, unless any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework and Local Plan.            {NPPF Sections 18-219, EDLP Strategy 3, UNP objectives A-F}</p>	<p><i>Positive impacts on SEA objectives and demonstrates a positive and realistic approach to development and the balance that has to be struck between meeting the needs of future generations and protecting the environment. This overarching policy is supplemented by more detailed policies in the plan that address the key issues on a subject by subject basis. Having an overarching policy such as this helps set the broader strategic context for the Plan.</i></p>	<p>Alternative approach would have been to have policies aimed at resisting new development, which would not accord with the NPPF or East Devon Local Plan and which would ‘fossilise’ the village which does not accord with community aspirations.</p>
<p><b>Policy UHG1 – Built-up Area Boundary</b>            The Built-up Area Boundary (BUAB), for Uplyme (and proposed amendments) will be retained in the position shown on the Proposals Map. Proposals for development within the BUAB will be supported, subject to detailed requirements of other policies in the Neighbourhood Plan being met.            {NPPF Sections 11 and 16, 183, 184, 185, EDLP Strategy 6 and Strategic Policy 26c, UNP objectives A-F}</p>	<p><i>The BUAB policy ensures that development is well contained within the built up area and does not result in scattered, indiscriminate development within the wider countryside which would be less sustainable. It also supports development being close to local material assets or amenities which means that residents are in walking distance of services and also helps ensure that greater use is made of these services thereby supporting their economic viability; shop, pubs tea rooms etc, thereby supporting a number of the SEA objectives. The BUAB amendments proposed are not considered to have any adverse impacts on landscape character of the AONB.</i></p>	<p>The alternative would have been to promote the removal of the BUAB which would have meant that the Plan area would be considered as open countryside, which is not realistic and would it meet the aspiration of the local community in ensuring that there is some development aimed at meeting local housing needs. This approach would also conflict with the ED Local Plan and its Village Development Policy for identified settlements such as Uplyme. Leaving the BUAB in its current position without taking in existing development would leave the situation somewhat outdated and the BUAB less valuable as a tool for controlling development. Whilst the boundary would in any event be reviewed as part of the East Devon Villages Plan, undertaking this exercise now arguably gives additional control to the Neighbourhood Plan.</p>

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<p><b>Policy UHG2 – BUAB and Housing Development</b>            Other than the provision of affordable housing schemes delivered through rural exception sites, or the conversion of suitable existing buildings, future housing development in Uplyme should be contained within the Built-up Area Boundary as defined on the Proposals Map.            {NPPF Sections 54 and 55, EDLP Strategy 6 and 7, UNP objectives A, B}</p>	<p><i>As above, although there is potential for some impacts on landscape objectives due to the development of small greenfield exception sites for affordable housing, but see Landscape Character Assessments in the Supplementary Appendices Document accompanying the SEA.</i></p>	<p>As above</p>
<p><b>Policy UHG3 – General housing guidelines</b>            Applications for new housing development within the BUAB and on exception sites will be supported provided they:</p> <ul style="list-style-type: none"> <li>❖ demonstrate high quality design</li> <li>❖ use materials and detailing that reflect local themes and distinctiveness in the vicinity of the development site</li> <li>❖ incorporate sustainable construction techniques and energy conservation measures within their development proposals</li> <li>❖ do not result in the loss of land of local amenity or recreational importance</li> <li>❖ do not damage but, where practical, enhance biodiversity, landscape and historic interests.</li> <li>• Regard will also be had to prevailing scale, massing and density in the locality and the</li> </ul>	<p><i>This aims to ensure that new housing development meets high environmental standards; appropriate design and incorporates sustainable construction techniques and that adverse impacts on open space and highway safety are minimised although it is recognised that some impacts on SEA objectives due to new development are unlikely to be avoided. This policy is supported further by the Uplyme Design Statement which is included as an appendix to the Plan and which is included in the supporting document to this SEA. For both the local community and planning applicants, it also means that the neighbourhood Plan has a comprehensive package of planning policies within the one document, which reflect policies in both the Local Plan and NPPF. This approach also reinforces Management Guidelines in the AONB Landscape Character Assessment [2008] which calls for development to contribute to local distinctiveness and assist in integrating settlements</i></p>	<p>It would be possible to omit such a policy and rely solely on the East Devon Local Plan Policies, but this would leave something of a gap in the plan's policy framework, remove the opportunity to provide greater local distinctiveness and to draw upon the local design statement that is bespoke to Uplyme.</p>

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<p>general development design principles as set out in the Village Design Statement {NPPF Sections 56, 57 and 58, EDLP Policy D1, UNP objectives A, B, D}</p>	<p><i>within the landscape.</i></p>	
<p><b>Policy UHG4 – Exception housing sites</b>  The following sites are proposed as exception housing sites, as defined on the Proposals Map, to be developed by social housing providers/housing associations for at least 70% affordable housing with up to a 30% element of market housing.</p> <p><b>Tappers Knapp/Springhead Road</b>  The site is 0.89 acres (0.36 ha) and is well located close to existing amenities within Uplyme. Access would have good visibility in both directions and is capable of being provided without highway danger. The topography of the site lends itself to an interesting layout of a small scale affordable housing development, of</p>	<p><i>These site allocations, by virtue of the fact that they do involve building on greenfield sites potentially could impact adversely on the SEA local landscape objective and some additional traffic would be created. However the fact that they were selected after a rigorous assessment of a total of 12 sites that were suggested via public consultation exercises and the ‘call for sites’, using a standard template methodology, demonstrates that the sites chosen have had full regard to landscape and other impacts and this has ensured that adverse impacts on the local environment, especially the landscape character of the AONB, has been minimised. The sites selected are also in close proximity and walking distance of local amenities; school; church, bus stops; shop, with good use of public footpaths where possible. Any development will also have to meet the criteria in Policy HG3.</i></p> <p><i>This site is set down low within a valley area and so is not visible from the wider landscape and is well contained by Crogg Lane to the south and the River Lim to the north.</i></p>	<p>The Neighbourhood Plan/Parish Council could have chosen not to pursue exceptions sites in the Plan, but given the strong public opinion that efforts should be made to secure affordable housing for local people, this approach would not have addressed this need, requirement and the community’s aspiration to shape the future of the village and their expectations.</p> <p>As noted above, these 3 exception sites were selected following a rigorous assessment process and are the preferred sites from a sustainability viewpoint when compared with other sites that were put forward through the public consultation exercises and ‘call for sites’ process, during the preparation of the Plan. The assessment sheets for these 3 sites are included within the Supplementary Appendices Document, together with more detailed</p>

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<p>8-10 frontage dwellings. The site is not prominent in the landscape and development would not adversely impact upon other dwellings. Supplementary landscaping would be required.</p> <p><b>Masters Close</b> The site is 0.27 acres (0.11 ha) at the northern end of Masters Close is suitable as an exception site, subject to this being considered for a small scale development of 4-5 houses, essentially to 'round off' the recently developed affordable housing scheme. It is a suitable site in the light of its overall attributes, namely: accessibility, proximity to services, school, highway access etc. It would be set down well below the road level, minimising visual prominence with supplementary landscaping required on the northern boundary.</p> <p><b>Lime Kiln Close</b> In principle, a small scale affordable housing exception site scheme of approximately four houses could be accommodated on the frontage of this site of 0.42 acres (0.17 ha) without undue landscape or other impacts. However, because it lies within or on the edge of the Environment Agency's potential flood risk area, consultation with the Agency has been undertaken and the precise boundary of the site may be adapted {NPPF Section 54, EDLP strategies 6 and 7, UNP</p>	<p><i>As stated the Master's Close site is arguably the most sustainable site in the plan, as it makes use of past investment in infrastructure; highways, drains etc. and its visual impact on the local landscape is limited.</i></p> <p><i>This site is well contained and concealed with minimal environmental impacts, although its topography is somewhat challenging.</i></p>	<p>Landscape Character Assessments for the 3 sites.</p> <p>As noted above, these 3 exception sites were selected following a rigorous assessment process and are the preferred sites from a sustainability viewpoint when compared with other sites that were put forward through the public consultation exercises and 'call for sites' process, during the preparation of the Plan. The assessment sheets for these 3 sites are included within the Supplementary Appendices Document, together with more detailed Landscape Character Assessments for the 3 sites.</p> <p>As noted above, these 3 exception sites were selected following a rigorous assessment process and are the preferred sites from a sustainability viewpoint when compared with other sites that were put forward through the public consultation exercises and 'call for sites' process, during the preparation of the Plan. The assessment sheets for these 3 sites are included within the Supplementary Appendices Document, together with more detailed Landscape Character Assessments for the 3 sites.</p>

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objective B}.		
<p><b>Policy UHG5 – Rural building conversions</b>            Planning applications for conversions of suitable redundant farm and other buildings in rural areas will be favourably considered for residential use, providing that:</p> <ul style="list-style-type: none"> <li>❖ the proposals are consistent with protecting the character and landscape quality of the East Devon Area of Outstanding Natural Beauty</li> <li>❖ the buildings are capable of conversion rather than requiring rebuilding</li> <li>❖ the design approach is appropriate and sympathetic to the building, surroundings and wider context</li> <li>❖ traffic, access, landscaping and general amenity considerations are satisfied.</li> </ul> <p>{NPPF sections 17 and 28, EDLP strategy 38 and policy D8, East Devon AONB Landscape Character Assessment, UNP objectives A, B}</p>	<p><i>Outside the AONB, such conversions are now likely to be permitted development, which gives an indication of the national policy direction. The inclusion of a positive and supportive policy therefore reflects this trend but does require strict criteria to be met which is appropriate in the AONB. The use of existing buildings makes good use of past investment and embodied energy costs and so is more sustainable than new build. As such sites are generally located away from the village, there is less likelihood of proximity to local services and therefore the SEA objective of residents being close to amenities, being met.</i></p>	<p>A policy which opposed this reuse of redundant buildings would conflict with national and local plan objectives and not make best use of built resources within the Parish.</p>

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<p><b>Policy UEM1 – Business development</b> New business development and uses will be supported subject to fulfilling all the following criteria:</p> <ul style="list-style-type: none"> <li>❖ the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining businesses and householders</li> <li>❖ the scale and nature of the proposals would not have unacceptable conflicts with other land-use activities</li> <li>❖ the proposal would not have unacceptable impacts on the local road network</li> <li>❖ they use sustainable forms of construction, providing energy conservation measures and renewable energy</li> <li>❖ provision is made for parking appropriate to the needs of the development.</li> </ul> <p>{NPPF section 28, EDLP strategy 27 and policy E5, UNP objective E}</p>	<p><i>From a sustainability perspective, supporting job creation objectives and enabling people to live and work in their local area is a positive for any community and this is supported by home based working, which is common in Uplyme, with the local business survey undertaken as part of the Plan preparation identifying over 80 local business based in the Parish. Although there are no firm proposal for new employment development in the Plan, this policy would enable such proposals to be positively considered, subject to criteria being met. Increased business activity could increase traffic especially in more rural parts of the parish if redundant buildings are converted</i></p>	<p>If no such policy was included in the Plan, it would be an omission and leave the plan unbalanced and convey an inaccurate picture that Uplyme was not interested in employment and business which is not accurate. This policy therefore sends a positive message to all.</p>
<p><b>Policy UEM2 – Promote range of businesses</b> Proposals that support the development of local businesses, including small scale social enterprises that meet the needs of the community and the creation of ‘live -work’ units, will be permitted provided that they:</p> <ul style="list-style-type: none"> <li>❖ contribute to the character and vitality of the local area</li> <li>❖ do not detract from residential amenity,</li> </ul>	<p><i>From a sustainability perspective, supporting job creation objectives and enabling people to live and work in their local area is a positive for any community and this is supported by home based working, which is common in Uplyme, with the local business survey undertaken as part of th Plan preparation identifying over 80 local business based in the Parish. Although there are no firm proposal for new employment development in the Plan, this policy, especially for live-work units, would enable</i></p>	<p>If no such policy was included in the Plan, it would be an omission and leave the plan unbalanced and convey an inaccurate picture that Uplyme was not interested in employment and business which is not accurate. This policy therefore sends a positive message to all.</p>

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<p>and</p> <ul style="list-style-type: none"> <li>❖ do not adversely impact upon road safety {NPPF section 28, EDLP strategy 27 and policy E5, UNP objective E}.</li> </ul>	<p><i>such a proposal to be positively considered, subject to criteria being met.</i></p>	
<p><b>Policy UEM3 – Conversion of rural buildings</b>            Planning applications for conversions for business uses of suitable redundant farm or other buildings in rural areas should be favourably considered, providing that:</p> <ul style="list-style-type: none"> <li>❖ the proposals are consistent with protecting the character and landscape quality of the East Devon Area of Outstanding Natural Beauty</li> <li>❖ the buildings are capable of conversion rather than requiring rebuilding</li> <li>❖ the design approach is appropriate and sympathetic to the building and its surroundings</li> <li>❖ traffic, access, landscaping and general amenity considerations are satisfied</li> </ul> <p>{NPPF section 28, EDLP strategy 27 and policy E5, UNP objective E}.</p>	<p><i>As with conversion for residential use, the inclusion of a positive and supportive policy subject to strict criteria to reflect the AONB status of the area makes good use of past investment and embodied energy costs and so is more sustainable than new build, with the added benefit of meeting the SEA job creation objective. Increased business activity could increase traffic especially in more rural parts of the parish if redundant buildings are converted</i></p>	<p>A policy which opposed this reuse of redundant buildings would not make best use of built resources within the Parish.</p>
<p><b>Policy UEM4 – Tourism uses and development</b>            Proposals for the development and expansion of tourism-related businesses will be supported providing that:</p> <ul style="list-style-type: none"> <li>❖ the scale of development is appropriate and proportionate to existing activity and the immediate locality</li> <li>❖ the potential impact on neighbouring</li> </ul>	<p><i>Dorset/Devon/Lyme Regis &amp; Uplyme are all areas reliant upon tourism for their economy and this provides a significant number of direct as well as indirect jobs and contracts for local business. Support for appropriate tourism within the plan area is therefore seen as an important part of delivering sustainable development, notably where tourism draws upon the natural, environmental and heritage</i></p>	<p>To ignore and not include a supportive tourism policy in the Uplyme NP would to ignore an important aspect of the local economy.</p>

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<p>residential properties is acceptable having regard to potential noise and disturbance</p> <ul style="list-style-type: none"> <li>❖ the impact on the local landscape is minimised</li> <li>❖ traffic, access and highway issues are satisfactorily addressed</li> </ul> <p>{NPPF sections 23, 28, EDLP strategy 27 and policy E5, UNP objective E}.</p>	<p><i>assets of the area. Within Uplyme Parish there is a large but unobtrusive camping and caravanning site which brings significant numbers of visitors to the village supporting many local businesses and helping to ensure that such businesses remain viable throughout the year, for the benefit of local residents.</i></p>	
<p><b>Policy UEM5 – Business centre</b></p> <p>The re-use of the current school land and buildings as a small business centre will be supported subject to the relocation of the school to the proposed new site on the Lyme Road.</p> <p>{NPPF section 28, EDLP strategy 31, UNP objective E}</p>	<p><i>If and when the school relocates to the planned new site within the village, there is a real opportunity to reuse the site for employment uses and for a small business centre or hub, which would provide space within the locality for a range of businesses that require their own an/or elements of shared services/facilities and to provide the opportunity for new starts and expansion, creating additional jobs in the village.</i></p>	<p>The plan could remain silent on this issue but to ignore the opportunity for the school to become a small business centre would be likely to lead to the site simply being developed or redevelop for housing which would be a missed opportunity and be of limited value to the community as whole. The school is located within the boundary of the proposed conservation area which recognises its historic interest within the village.</p>
<p><b>Policy UCF1 – Expansion of community facilities</b></p> <p>Proposals for the expansion of local community facilities will be fully supported, to ensure that these facilities continue to support the needs of the local community, subject to impacts of traffic, noise, and the amenity of residents being acceptable.</p> <p>{NPPF section 28, EDLP strategy 27, UNP objective C}</p>	<p><i>The retention, and where demand warrants it, expansion of community facilities are an integral aspect of ensuring and maintaining community cohesion and so is an important part of the social/community element of sustainable development.</i></p>	<p>Uplyme is a village with a wide range of organisations and activities and the built facilities are highly valued by the community and well used. For the plan to remain silent on such an essential part of community life would be inappropriate.</p>
<p><b>Policy UCF2 - Education</b></p> <p>The relocation of the Primary School – Mrs</p>	<p><i>The relocation of the school is a commitment but funding from government remains elusive. The need</i></p>	<p>As the school has had the benefit of planning consent, arguably the policy relating to the school</p>

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<p>Ethelston’s CE Academy – to a new site adjacent to the village hall, as illustrated on the Proposals Map, is supported and endorsed. In principle, any proposals for the provision of school buildings to meet the educational needs of Woodroffe School within Uplyme parish will also be supported, subject to consideration of detailed plans and potential impacts of traffic and noise on the residential amenity of nearby properties. {NPPF section 28, EDLP strategy 27, UNP objective C}</p>	<p><i>for a strong and supportive policy in the Neighbourhood Plan can only be of benefit in helping to secure the required funding in future years and demonstrate the local community’s support for the project and the ability to meet a number of SEA objectives.</i></p>	<p>could be omitted from the Plan, but in view of the campaign to secure funding for its construction, it is important to demonstrate the level of community support to government agencies.</p>
<p><b>Policy UCF3 – Sporting/recreational facilities</b> Proposals for the improvement of or provision of new sporting, social and recreational facilities on the sites within the parish will be supported, subject to local residential amenity. {NPPF section 28, EDLP strategy 27, UNP objective C}.</p>	<p><i>The retention, and where demand warrants it, expansion of sports &amp; recreational facilities are an integral aspect of ensuring and maintaining community cohesion and so is an important part of the social/community element of sustainable development. Furthermore the playing fields provide sporting grounds for many people in Lyme Regis, so have a wider role than just serving the village and parish.</i></p>	<p>Uplyme is a village with a wide range of sporting and recreational organisations and activities and the built facilities and spaces are highly valued by the wider community and well used. For the plan to remain silent on such an essential part of community life and the health and well being of local people would be inappropriate.</p>
<p><b>Policy UTR1 – Traffic calming at Stanbury</b> It is proposed that a traffic calming chicane, to include a footpath within the highway, should be installed outside Stanbury’s boundary on the B3165, to improve access to village facilities for pedestrians and improve highway safety. {NPPF sections 32, 35, EDLP strategy 50, UNP objective C}</p>	<p><i>Although a small scheme, this improvement would make a significant improvement to highway safety for the many pedestrians that walk along this stretch of the B3165 on at least a daily basis and encourage others to walk rather than drive to the shop, church, school etc., as at present this route is dangerous, especially for the elderly and those with young children. It has the potential to contribute towards sustainability objectives, although traffic generated</i></p>	<p>This need for this project is one of the most commonly raised issues by the public during Neighbourhood Plan consultation. It therefore represents a high priority. Omitting this policy from the plan would also reduce the prospect of funding being secured via 106 or CIL contributions or via local authorities’ budgets.</p>

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	<i>by additional housing in the village would exacerbate problems to a limited degree.</i>	
<p><b>Policy UTR2 – Pavement near Crogg Lane</b>  The approved Devon County Council plans – to install a chicane and traffic calming measures on the B3165 near the Crogg Lane junction where the road narrows and there are no footways – should be implemented as a high priority. Financial contributions from new development in the village should be secured by East Devon District Council and /or Devon County Council, to assist in funding this much needed safety improvement.  {NPPF sections 32, 35, EDLP strategy 50, UNP objective C}</p>	<p><i>This improvement would make a significant improvement to highway safety for the many pedestrians that walk along this stretch of the B3165 on at least a daily basis, notably children accessing both Uplyme and Woodroffe School. It is an extremely dangerous stretch of road with a blind corner, even more so in the summer and at night. Its implementation is long overdue. Its provision would encourage others to walk rather than drive to the shop, church, school etc. It therefore has the potential to contribute significantly to safety and towards sustainability objectives.</i></p>	<p>This need for project is most urgent and is one of the most commonly raised issues by the public during Neighbourhood Plan consultation. It therefore represents the highest priority. Omitting this policy from the plan would also reduce the prospect of funding being secured via 106 or CIL contributions or via local authorities' budgets.</p>
<p><b>Policy UEN1 – Historic character</b>  Development proposals will be assessed with regard to their potential impact on recognised assets or features of historic value and to the contribution they make to the character and culture of Uplyme. Where appropriate, planning conditions will be imposed to mitigate impacts or further investigate a site's historic or archaeological value. Schemes that would seriously impact such assets will not be supported.  {NPPF section 124, EDLP Policy D1, UNP objective D}</p>	<p><i>The protection of Uplyme's historic environment is a key priority for the community and an important aspect of the environmental strand of sustainable development and this supports the SEA Objective for the built environment</i></p>	<p>Whilst this policy may to a degree be addressed in the ED Local Plan, it provides a useful context for the more detailed policies that follow and so is important for inclusion in the Neighbourhood Plan</p>
<p><b>Policy UEN2 – General design</b>  All new development within Uplyme should</p>	<p><i>The Neighbourhood Plan will be used to help recommend and make decisions on planning</i></p>	<p>The alternative would be to omit this policy and rely upon the NPPF and Local Pan but this would leave</p>

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<p>demonstrate a design that respects and reflects the character and appearance of the surrounding area.</p> <p>Development proposals will be supported where they:</p> <ul style="list-style-type: none"> <li>❖ use good quality materials that complement the existing palette of materials used within the parish</li> <li>❖ are innovative to achieve low carbon sustainable design</li> <li>❖ ensure safe access for pedestrians, cyclists and other road users</li> <li>❖ provide adequate external amenity space, refuse and recycling storage, car and bicycle parking, to ensure a high quality and well managed streetscape</li> <li>❖ use green hedging and/or trees for highway and other boundaries wherever possible and in keeping with the existing street scene.</li> </ul> <p>{NPPF section 124, EDLP section 22.14 and policy D1, UNP objective D}</p>	<p><i>applications, where design is nearly always an issue to be addressed. It is important therefore that the Plan is explicit in the requirements that are expected of planning applicants and designers. This policy is further supported by the Uplyme Design Statement that is appended to the Plan and these all support the SEA Objective for the built environment</i></p>	<p>an obvious gap in the Neighbourhood Plan as it would rightly be expected to address design issues.</p>
<p><b>Policy UEN3 Built Character</b></p> <p>In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. Any proposals for new development should reflect the grain, density,</p>	<p><i>The Neighbourhood Plan will be used to help recommend and make decisions on planning applications, where design is nearly always an issue to be addressed. It is important therefore that the Plan is explicit in the requirements that are expected of planning applicants and designers. This policy is further supported by the Uplyme Design Statement that is appended to the Plan and these all support the SEA Objective for the built environment</i></p>	<p>The alternative would be to omit this policy and rely upon the NPPF and Local Plan but this would leave an obvious gap in the Neighbourhood Plan as it would rightly be expected to address design issues.</p>

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<p>quality and materials of the immediate area within which it will be located. {NPPF Section 126, EDLP Strategies 5, 46 and 49, UNP objective D}</p>		
<p><b>Policy UEN4 – Farm diversification</b> Proposals for development that enable farm diversification, or for changes required for agriculture or land management practices which respect or enhance the natural beauty of the AONB, will be supported. {NPPF section 11.5, EDLP strategy 46, UNP objective D}</p>	<p><i>The countryside and farming represent and occupy a major part of the parish’s area and activity and therefore given current difficulties in the industry, helping to ensure that farming remains a viable business element within the parish by supporting appropriate diversification, is an essential aspect of the economic strand of sustainable development. It also has potential benefits for environmental improvement and community cohesion.</i></p>	<p>Although perhaps not the most significant in employment terms, to omit reference to farming and its economic needs would be inappropriate in avocation and parish such as Uplyme.</p>
<p><b>Policy UEN5 – Trees and hedgerows</b> Development proposals should include the protection of existing trees / hedgerows of significant landscape, amenity, historic or conservation value, and new development schemes will be required to include additional planting of trees and hedges, to enhance the landscape character of the immediate neighbourhood and wider parish. {NPPF 11.5 and 11.7, EDLP Policy D3, UNP objective D}</p>	<p><i>Whilst the development of housing on exception sites and elsewhere could adversely affect hedgerows, the appraisal of sites ensured that trees are not affected. This policy supports other SEA Objectives relating to biodiversity and Amenity and in respect of open spaces.</i></p>	<p>The environmental survey report prepared as part of the early work on the Neighbourhood Plan and which was subject to extensive consultation with statutory agencies, particularly highlighted the importance of these aspect within the local landscape and so inclusion is important.</p>
<p><b>Policy UEN6 – Wildlife protection</b> Development will be supported provided it would not cause direct or indirect harm to any site designated for its wildlife value and where it includes proposals to protect or restore any existing features, or create new features of</p>	<p><i>The Biodiversity Audit undertaken by Devon CC in 2010 provides a sound background document for this policy and the objectives of the policy underpin much of the environment assets within the parish and address the SEA Objective for biodiversity and amenity.</i></p>	<p>The environmental survey report prepared as part of the early work on the Neighbourhood Plan and which was subject to extensive consultation with statutory agencies, particularly highlighted the importance of these aspects within the local landscape and so inclusion is important.</p>

<b><i>Uplyme Neighbourhood Plan Policy</i></b>	<b><i>SEA Commentary &amp; Justification</i></b>	<b><i>Reasonable Alternative or Omitting the Policy from the Neighbourhood Plan. If so why rejected?</i></b>
wildlife habitat, particularly where these form linkages between habitats within or beyond the site. {NPPF 11, EDLP policy 5, EN4 and EN5, UNP objective D}		
<p><b>Policy UEN7 – Green Space in Uplyme</b> The Local Green Space defined on the Proposals Map provides an important green link and green corridor within the built up area of Uplyme. This is to be retained as undeveloped land, which physically links important landscape and/or open areas. Notwithstanding the location of part of this corridor within the Built Up Area Boundary for Uplyme, proposals for permanent built development within this Green Space area will be resisted and the area protected for its landscape, recreational and/or amenity value, as well as for benefits to wildlife. {NPPF 10, 76 and 77, EDLP strategy 43 and section 18.4.4, UNP Objective D}</p>	This policy has strong environmental benefits and strongly supports the SEA Objectives. This is of particular significance as the areas of greenspace are within the built up part of the village and therefore have added environmental value and benefits to the community.	Greenspace is advocated in the NPPF but has to meet strict criteria. These were carefully considered and additional areas of and that were originally considered for inclusion as greenspace were finally omitted as they did not meet the required criteria, for example they included as areas of open countryside outside the BUAB which are already protected due to the AONB and general planning policies.
<p><b>Policy UEN8 – renewable energy</b> Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestion and wood fuel products will be supported subject to all the following criteria:</p> <ul style="list-style-type: none"> <li>❖ the siting and scale of the proposed development is appropriate to its setting</li> </ul>	Climate change and potential for flooding have implications both globally and locally. The increase in renewable energy therefore has contribution not make to reducing carbon emission. Although only minor in scale it is considered important that the plan addresses this issue where it can	The option of omitting this policy was discussed as renewable energy development on any scale is unlikely within the parish. But on balance it was considered important to refer to renewable energy due to the importance of this issue generally and need for reduction in carbon emission in considering all aspects of planning.

<b><i>Uplyme Neighbourhood Plan Policy</i></b>	<b><i>SEA Commentary &amp; Justification</i></b>	<b><i>Reasonable Alternative or Omitting the Policy from the Neighbourhood Plan. If so why rejected?</i></b>
<p>and position in the wider landscape</p> <ul style="list-style-type: none"> <li>❖ the proposed development does not create an unacceptable impact on the amenities of local residents in terms of noise, vibration or electromagnetic interference</li> <li>❖ where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard.</li> <li>❖ planning permission is subject to a requirement that the energy generating infrastructure is removed at the end of its useful life.</li> </ul> <p>{NPPF 17, EDLP strategy 39, UNP objective F}</p>		

## 9 Monitoring of the Neighbourhood Plan and its Policies

9.1 Monitoring of the Plan in the context of the SEA is an integral part of the process. The impacts of the neighbourhood plan are not likely to be noticed immediately but rather throughout the period of the plan up until 2031. It is therefore important to establish early on how the success of the plan is going to be monitored and what the indicators are to measure any environmental effects throughout the plan's lifespan.

9.2 Over the course of the plan period, situations may arise that will alter or change the overall sustainability of the parish, and so monitoring will allow the Parish Council to identify whether the overall success of the plan and in some cases, may identify the need for a policy to be amended or deleted, which could trigger a review of the Neighbourhood Plan overall or for further policy guidance to be developed.

9.3 In order to measure the impact of the plan against the SEA sustainability objectives, the table below identifies the potential indicators that can be used throughout the lifespan of the plan, although the indicators are included only as suggestions at this stage, as it is recognised that various sources of data may not be available for monitoring some of the sustainability effects of the Neighbourhood Plan and that this may well change over time.

9.4 Additionally, the data used for monitoring may be provided by outside bodies, including East Devon District Council and so may not always be readily available or accessible to the Parish Council. The parish council will therefore continue its existing dialogue with statutory environmental consultees and other stakeholders, in order to work with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up-to-date and reliable as the plan progresses.

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the Neighbourhood Plan
To ensure a supply of affordable homes consistent with identified housing needs	<ul style="list-style-type: none"> <li>• Number of new homes built annually within the Parish.</li> <li>• Percentage of all new homes delivered in the Parish that are affordable.</li> </ul>
To ensure that all groups of the population have access to local community services and facilities	<ul style="list-style-type: none"> <li>• Number of community services, cultural, social and leisure facilities that changed/closed/expanded within the Parish annually.</li> </ul>
To reduce impact of traffic and improve pedestrian safety & to protect and enhance pedestrian routes and footpaths, to ensure connections between people and places	<ul style="list-style-type: none"> <li>• Progress made on taking forward, funding and/.or implementing the highway improvement schemes proposed within the Plan.</li> </ul>
To conserve and improve valuable features and assets in the historic built environment	<ul style="list-style-type: none"> <li>• Progress made on the process of designating a Conservation Area for Uplyme.</li> <li>• Number of listed building on Historic</li> </ul>

SEA objectives for which potential significant effects have been identified	Suggested indicators for monitoring effects of the Neighbourhood Plan
	England's 'Buildings at Risk' Register of Number of heritage assets within the Parish on the 'Heritage at Risk Register'.
To protect and enhance the landscape and its scenic beauty, including wildlife and cultural heritage, within the Uplyme part of the East Devon AONB and its setting	<ul style="list-style-type: none"> <li>• Percentage of new development taking place on Brownfield and Greenfield land.</li> <li>• Number of planning applications approved outside the BUAB.</li> <li>• Management and condition of designated Greenspace</li> </ul>
To maintain the local amenity, quality and character of the local environment including conserving and enhancing biodiversity	<ul style="list-style-type: none"> <li>• Number of environmental improvement projects progressed</li> </ul>
To provide high quality open spaces and opportunities for sport and recreation in order to support the health and well-being of communities	<ul style="list-style-type: none"> <li>• Assessment of condition or improvement/deterioration of open space and recreational facilities</li> </ul>
To ensure quality primary education opportunities remain available within the parish.	<ul style="list-style-type: none"> <li>• Number of pupils on role at Mrs Ethelston's school annually and progress on development of new school; funding etc.</li> </ul>
To facilitate and encourage job opportunities in the parish to ensure a thriving community	<ul style="list-style-type: none"> <li>• Record of planning applications approved which have job creation potential. Local resurvey to assess number of local business especially those involved in home based working.</li> </ul>
To mitigate and adapt to climate change, taking full account of flood risk, coastal change considerations encourage the use of renewable energy sources and minimise the potential for impacting adversely on water quality in the River Lim.	<ul style="list-style-type: none"> <li>• Liaison with Local Authorities and Environment Agency on flood risk issues and potential for Catchment Management Plan for River Lim. Monitor flooding incidents and monitoring development/seeking planning conditions aimed at ensuring water quality does not deteriorate and potentially improves.</li> </ul>

## **10 Conclusions of Uplyme NP Strategic Environmental assessment**

10.1 The overall conclusion of the SEA is that the Plan is considered to have a largely positive impacts of the local environment and the sustainability focused objectives of both the plan itself and the SEA. Minor impacts are considered to be limited on potential landscape and traffic objectives.

10.2 Policies in the plan support a limited housing development within the built up area boundary as well as some small affordable housing, 'exception' sites, that are well located close to existing community services facilities and bus routes. It also supports a small scale and appropriate business development and appropriate tourism and has strong policies and new proposals aimed at protecting and enhancing both the built and natural environment though the proposed Conservation Area and Greenspace corridor. As such it is considered that the Plan supports overarching sustainability criteria and objectives.

## **Appendix 1 Response for Statutory Organisations to the SEA Scoping Report for the Uplyme Neighbourhood Plan**

**The following letter was received from the Environment Agency. Whilst the ability of the Plan to influence this issue is limited, the plan and SEA have been amended to make reference to the awareness of this issue and to monitoring development and seeking planning conditions where relevant, with a view to minimising the potential for making the situation worse and where possible improving water quality.**

Mr Timothy Spurway  
East Devon District Council  
The Knowle  
Sidmouth  
Devon  
EX10 8HL

**Our ref:** DC/2006/000243/SE-02/SC2-L01  
**Your ref:**  
**Date:** 03 June 2016

Dear Mr Spurway

### **Uplyme Neighbourhood Plan Strategic Environmental Assessment Scoping Report**

Thank you for your consultation of 23 May 2016 in respect of the above.

As highlighted in our letter of 12 April 2016 regarding the screening consultation it is our view that the neighbourhood plan is unlikely to have any significant environmental effects. Nonetheless, since a Strategic Environmental Assessment specific to the plan is now being prepared we have the following comments.

We have reviewed the scoping report and are pleased to see that the issues like flood risk and wildlife will be covered. However, the assessment should also consider the water environment in more detail. In the latest round of monitoring the River Lim is considered to only be meeting Moderate Ecological Status. The river is failing with regard to the macrophytes and phytobenthos combined (indicative of high nutrient levels). The plan should consider how it can contribute to the protection and enhancement of the water environment in order to help it meet Good Ecological Status.

Yours sincerely

**MARCUS SALMON**  
**Sustainable Places Planning Specialist**

Direct dial 02084746289  
Direct e-mail [marcus.salmon@environment-agency.gov.uk](mailto:marcus.salmon@environment-agency.gov.uk)

The following letter was received from Natural England and the SEA has had regard to the advice and specifically a made more detailed reference to the AONB Landscape Character Assessment and has also included further information and the assessment sheets for the proposed 3 Exception Sites. These are included within the Supplementary Appendices Document.

Date: 26 May 2016  
Our ref: 186536  
Your ref:



Simon Williams  
Footprint Futures – Planning & Regeneration  
& Member of Uplyme Neighbourhood Plan Group

Customer Services  
Hornbeam House  
Crease Business Park  
Electra Way  
Crease  
Cheshire  
CW1 8GJ

**BY EMAIL ONLY**

T 0300 090 3900

Dear Simon

**Planning consultation:** Uplyme Neighbourhood Plan SEA scoping  
**Location:** Uplyme, East Devon

Thank you for your consultation on the above, which we received on 23 May 2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We welcome the SEA screening report. As set out in Planning Practice Guidance para 030, 'the Strategic Environmental Assessment should only focus on what is needed to assess the likely significant effects of the Neighbourhood Plan proposal. It should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Neighbourhood Plan'.

In our response to the SEA screening (4 May 2016) the potential impact on the AONB was identified as the reason why likely significant environmental effects could not be ruled out and that further environmental assessment is required. We would therefore advise that the SEA is kept limited in detail and focuses on the impacts from the proposed allocations and boundary changes on the landscape and scenic beauty of the AONB.

We welcome that the baseline information contains information from the East Devon AONB Management Plan. We would advise that information from the Landscape Character Assessment is also contained within the baseline.

We welcome the SEA objectives and the method of assessment and we advise that the focus of the assessment should be on objective 5: Landscape and AONB. We recommend that you liaise with the East Devon AONB Unit on this assessment.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Corine Dyke on 02080 268177 or [corine.dyke@naturalengland.org.uk](mailto:corine.dyke@naturalengland.org.uk). For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Corine Dyke  
Lead Adviser  
Devon, Cornwall and Isles of Scilly team

## Appendix 2: Comparison between Local Plan Sustainability Objectives and Uplyme Neighbourhood Plan SEA Objectives

Local Plan	Neighbourhood Plan	Explanation
To ensure everybody has the opportunity to live in a decent home.	<i>To ensure a supply of affordable homes consistent with identified housing needs</i>	There is an identified housing need in Uplyme and so the plan gives a clear local focus and has exception sites proposed for social affordable housing.
To ensure that all groups of the population have access to community services.	<i>To ensure that all groups of the population have access to local community services and facilities</i>	A good range of community services is available in Uplyme so it is important that a focus is placed on ensuring that residents have access and that they are retained.
To provide for education, skills and lifelong learning to: i. meet the needs of the local population, and ii. meet local employment needs.	<i>To ensure quality primary education opportunities remain available within the parish. To facilitate and encourage job opportunities in the parish to ensure a thriving community</i>	Improved facilities for primary education is an important local issue with a site already allocated and with planning permission for a new school
To improve the population's health.	<i>To ensure that all groups of the population have access to local community services and facilities</i>	The emphasis is on maintaining health as well as improving as appropriate.
To reduce crime and fear of crime.		Uplyme already has low rates of crime so an emphasis on maintaining as well as improving is appropriate
To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.		This is not a significant issue in Uplyme and has not been raised in consultation exercises
To maintain and improve cultural, social and leisure provision.	<i>To provide high quality open spaces and opportunities for sport and recreation in order to support the health and well-being of communities</i>	The identification of areas of Greenspace aims to enhance these aspects of the local environment

To maintain and enhance built and historic assets.	<i>To conserve and improve valuable features and assets in the historic built environment</i>	The issue of a new Conservation Area is addressed in the UNP to emphasise the importance of the built environment
To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.	<i>To protect and enhance the landscape and its scenic beauty, including wildlife and cultural heritage, within the Uplyme part of the East Devon AONB and its setting</i>	The AONB is an important feature in Uplyme and this should be reflected in the objectives.
To maintain the local amenity, quality and character of the local environment.	<i>To maintain the local amenity, quality and character of the local environment including conserving and enhancing biodiversity</i>	The design guide within the plan will assist in delivery this objective, as will defined areas of greenspace
<b>Local Plan</b>	<b>Neighbourhood Plan</b>	<b>Explanation</b>
To conserve and enhance the biodiversity of East Devon.	<i>To maintain the local amenity, quality and character of the local environment including conserving and enhancing biodiversity</i>	As above
To promote and encourage non-car based modes of transport and reduce journey lengths.	<i>To reduce impact of traffic and improve pedestrian safety &amp; to protect and enhance pedestrian routes and footpaths, to ensure connections between people, places and local services/facilities</i>	Due to the good public transport there are opportunities for non-car based transport in Uplyme.
To maintain and enhance the environment in terms of air, soil and water quality.	<i>To maintain the local amenity, quality and character of the local environment including conserving and enhancing biodiversity</i>	
To contribute towards a reduction in local emissions of greenhouse gases.	<i>To mitigate and adapt to climate change, taking full account of flood risk, coastal change considerations and encourage the</i>	The NPPF places a particular importance in planning positively for renewable energy and the plan supports this
To ensure that there is no increase in the risk of flooding.	<i>To mitigate and adapt to climate change, taking full account of flood risk, coastal change considerations and encourage the</i>	The NPPF places a particular importance in planning positively for renewable energy and the plan supports this

To ensure energy consumption is as efficient as possible.	<i>To mitigate and adapt to climate change, taking full account of flood risk, coastal change considerations and encourage the use of renewable energy sources</i>	The NPPF places a particular importance in planning positively for renewable energy and the plan supports this
To promote wise use of waste resources whilst reducing waste production and disposal.		This objective was not relevant to the parish other than residents participation in local recycling
To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.	<i>To facilitate and encourage job opportunities in the parish to ensure a thriving community</i>	The Plan support this objective with much home working being common practice
To maintain and enhance the vitality and viability of the Towns of East Devon.		The parish is close to Axminster and Lyme Regis and therefore this local plan objective is not relevant to Uplyme itself.
To encourage and accommodate both indigenous and inward investment.	<i>To facilitate and encourage job opportunities in the parish to ensure a thriving community</i>	The Plan support this objective but there are limited opportunities for new built workspace

### Appendix 3: Summary of plans and programmes

To supplement this general summary, it is important to emphasise that every Policy in the UNP is cross referenced to the appropriate sections in the NPPF and the relevant Policies in the Local Plan to demonstrate that due regard has been had to these overarching planning policy documents and that where required, the UNP is in general conformity with these policies.

Plan, Programme, Strategy or Initiative	Summary of Objectives or Requirements	Implications for the Neighbourhood Plan and the SEA
National Planning Policy Framework	<p>The National Planning Policy Framework (NPPF) is the Government’s planning policies and guidance for England, setting the parameters within which the planning system, local planning authorities and Neighbourhood Plans should work and be set.</p> <p>The over-arching objective of the content of the NPPF is to achieve sustainable development which the Government defines as having three dimensions; economic, social and environmental.</p> <ul style="list-style-type: none"> <li>• <i>“An economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure</i></li> <li>• <i>A social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural well-being</i></li> <li>• <i>An environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”</i></li> </ul> <p>With relation to Neighbourhood Plans. The NPPF states that groups should:</p> <ul style="list-style-type: none"> <li>• <i>“develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</i></li> <li>• <i>plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and,</i></li> <li>• <i>identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”</i></li> </ul>	<p>The Neighbourhood Plan must have regard to the guidance contained in the NPPF as one of the basic conditions on which it will be judged at examination.</p>

East Devon Local Plan 2013- 2031	The East Devon Local Plan sets out the overarching principles that will guide new development across the District. The new Local Plan produced for East Devon has been recently adopted and the Neighbourhood Plan will be judged against this Plan at examination. The Local Plan sets out a series of policies which will be of particular relevance to Neighbourhood Planning.	The Neighbourhood Plan must be in 'general conformity' with the strategic policies in the Local Plan
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	<ul style="list-style-type: none"> <li>• Strategy 7 –Development in the Countryside This policy states that development can only occur outside the built up area boundary where <i>“it is in accordance with a specific Local or Neighbourhood Plan policy”</i>. In the new Local Plan Uplyme will retain the built-up area boundary .</li> <li>• Strategy 27 –Development at the Small Towns and Larger Villages This policy identifies villages that will be allocated a built-up area boundary to be designated in the East Devon Village DPD. It states that <i>“If communities wish to promote development other than that which is supported through this strategy... they will need to produce a Neighbourhood Plan justifying how and why, in the local context, the development will promote the objectives of sustainable development.”</i></li> </ul>	<p>The UNP proposes amendments to the BUAB.</p> <p>The UNP proposes a number of Exception Sites outside the BUAB for affordable housing</p>
East Devon Villages DPD	<p>The Villages DPD is currently under review as part of the changes being made as a result of the adopted Local Plan. Its revised scope is limited only to designating the built-up area boundaries for settlements that have been identified as sustainable under strategy 27 of the Local Plan.</p> <p>Although the approach has changed, considerable work was previously undertaken including site sustainability and landscape appraisals on SHLAA sites in Uplyme. The template used for the Landscape Character Assessments for his SHLAA exercise has also been used to appraise the 3 selected Exception Sites proposed in the Uplyme Neighbourhood Plan</p>	The Neighbourhood Plan has used the background evidence gathered throughout the production to help inform any site selection process. This includes detailed Landscape Assessments for each site, that are incorporated within the supplementary Appendices document that accompanies this SEA
East Devon Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019.	The principal guidance document for conserving and enhancing the AONB. The current management plan runs from 2014- 2019 and sets out the objectives and policies for managing the AONB over the next five years. It provides a strategic framework to help guide all activities affecting the AONB as far as conserving and enhancing natural beauty is concerned. The Landscape Character Assessment and Management Guidelines [2008] prepared for the AONB contain detailed proposals for the achievement of these objectives for specific landscape types contained in Uplyme Parish [and elsewhere].	Uplyme is situated within the AONB and has taken the objectives of the Plan into account in the production of the Plan.

<p>East Devon Local Plan Sustainability Appraisal 2013-2031</p>	<p>The East Devon Local Plan has been subject to a thorough sustainability appraisal which identifies the following sustainability objectives</p> <ol style="list-style-type: none"> <li>1. To ensure everybody has the opportunity to live in a decent home.</li> <li>2. To ensure that all groups of the population have access to community services.</li> <li>3. To provide for education, skills and lifelong learning</li> <li>4. To improve the population's health</li> <li>5. To reduce crime and fear of crime.</li> <li>6. To reduce noise levels and minimise exposure of people to unacceptable levels of noise pollution.</li> <li>7. To maintain and improve cultural, social and leisure provision.</li> <li>8. To maintain and enhance built and historic assets.</li> <li>9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon.</li> <li>10. To maintain the local amenity, quality and character of the local environment.</li> <li>11. To conserve and enhance the biodiversity of East Devon.</li> <li>12. To promote and encourage non-car based modes of transport and reduce journey lengths.</li> <li>13. To maintain and enhance the environment in terms of air, soil and water quality.</li> </ol>	<p>These factors and the UNP SEA objectives help influence the SEA process.</p>
	<ol style="list-style-type: none"> <li>14. To contribute towards a reduction in local emissions of greenhouse gases.</li> <li>15. To ensure that there is no increase in the risk of flooding.</li> <li>16. To ensure energy consumption is as efficient as possible.</li> <li>17. To promote wise use of waste resources whilst reducing waste production and disposal.</li> <li>18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce.</li> <li>19. To maintain and enhance the vitality and viability of the area.</li> <li>20. To encourage and accommodate both indigenous and inward investment.</li> </ol>	

**Further Appendices are provided in a separate document that accompanies this SEA**

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