

Uplyme Neighbourhood Plan 2016-2031

Consultation Statement

Regulation 15

October 2016



Uplyme village centre seen from Horseman's Hill

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1 Introduction and Background

This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 Part 5 Paragraph 15 (2) which defines a consultation statement as:

“a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.”

The Uplyme Neighbourhood Plan has been prepared under the auspices of the 2011 Localism Act, which gave Parish Councils and other relevant bodies the ability to prepare a statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan and any other material planning considerations. Once finally ‘made’, the Uplyme Neighbourhood Plan will form part of this planning policy framework.

This Statement provides details of the way in which the plan has been prepared, and the different consultation methods that have been used to ensure that not only local people – but also a wide range of statutory and other bodies – have had the opportunity to have their input into the Plan. This was intended to ensure that as broad a range of people as possible were able to have input into developing a consensus on the way forward for Uplyme.

This Consultation Statement clearly demonstrates that there has been extensive community engagement that has informed the content of the Plan, together with the national and local planning context provided by the National Planning Policy Framework and the adopted East Devon Local Plan 2013-2031, the latter having achieved this status whilst the Neighbourhood Plan was in preparation.

From the outset, the Parish Council and Neighbourhood Plan Group (the steering group for the plan) were keen to ensure that the Plan reflected the views of the local community as evidenced through feedback from questionnaires, surveys, and consultation events. The Parish Council was familiar with this type of exercise as in 2005, it had published the Uplyme Parish Plan, which in some sense was a precursor to a Neighbourhood Plan and which contained useful information about the Parish which helped to inform the Plan.

The preparation for publication of the Uplyme Neighbourhood Plan has therefore included a considerable consultation effort throughout the process that was driven by the Neighbourhood Plan Group, acting on behalf of Uplyme Parish Council. From the beginning, it was identified that active and effective consultation would be critical in producing a Plan that should ultimately win the support of the residents of the Parish.

2 The Plan preparation process

The following posters were displayed at the Public Exhibition and Consultation Events held in January 2015 and January 2016 to help illustrate the process to the public.

 Uplyme Neighbourhood Plan	<p>Plan area Decision on geographical area of the Plan ... in this case, Uplyme Parish.</p> <p>The Local Planning Authority East Devon District Council agreed to the plan being prepared for the designated area (Uplyme Parish) after a consultation period.</p> <p>Funding Grants were obtained from Locality and East Devon District Council.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>Publicity The proposal to prepare the Plan was publicised locally to ensure local people were aware that the Plan was to be prepared. A public meeting in April 2014 reported back on the first survey, and the Plan was presented at Uplyme Village Fete in June 2014.</p> <p>Surveys An initial survey of all residents of the parish was undertaken in March 2014, and a second one in September 2014. This latter included a separate Housing Needs Survey. The results have been analysed and are now available to view.</p>
<p>Where the plan is now</p> <p>Further consultation exercise is being held in January 2015. It will report back on consultations. It is also seeking local people's views on the content of the plan, including site allocations for affordable housing and other land uses.</p> <p>The next steps:</p> <p>Preparation of the draft Neighbourhood Plan</p> <p>This will include a written statement, a consultation statement and a proposal map. It will include proposals and policies for:</p> <ul style="list-style-type: none"> • Employment • Housing • Environmental improvements • Design of new development • And other matters. <p>'Planning briefs' may also be prepared as site-specific guides for development on individual sites.</p> <p>Pre-submission consultation</p> <p>A further round of community consultation will take place before the plan is submitted to East Devon District Council.</p>	<p>Examination The District Council will arrange for the Neighbourhood Plan to be examined by an independent planning inspector, who will assess whether or not it is sound and meets all the necessary regulations. The Inspector may also propose modifications to the Plan.</p> <p>Modifications If these are required, then they will also be subject to consultation.</p> <p>Referendum Once the plan has been examined and found to be sound, with or without modifications, there will be a referendum when all registered electors in the Parish will be eligible to vote on the Plan. Provided more than 50% of those who vote support the Plan, the Local Planning Authority will bring it into force.</p> <p>Delivery Once the Neighbourhood Plan is brought into legal force, it will form part of the Statutory Development Plan for the Parish. Decisions on whether or not to grant planning permission in the Plan area will need to be in accordance with the Plan unless material planning considerations indicate otherwise. Proposals for improvements in the area will be implemented as part of the plan.</p>

Summary Timeline of Consultation - Included in Neighbourhood Plan

<i>April 2013</i>	Uplyme Parish Council decides to prepare a Neighbourhood Plan
<i>September 2013</i>	EDDC agree plan area
<i>April 2014</i>	<i>Uplyme Together</i> issue 1 published and circulated
<i>April 2014</i>	Public consultation meeting/exhibition held in village hall
<i>June 2014</i>	Displays at Uplyme Fête
<i>October 2014</i>	<i>Uplyme Together</i> issue 2 published with consultation questionnaire
<i>October 2014</i>	Housing Needs Survey undertaken with Community Council of Devon
<i>January 2015</i>	Public exhibition and community consultation engagement event held in village hall including presentation of results of prior consultations
<i>March 2015</i>	Call for Housing Sites issued
<i>June 2015</i>	Display at Uplyme fete
<i>July 2015</i>	Mrs Ethelston's CE Primary Academy undertook Neighbourhood Plan A-Z Local Distinctiveness project
<i>March-Dec. 2015</i>	Consultation with landowners on emerging shortlist of exception housing sites to establish potential availability
<i>October–Nov. 2015</i>	Informal consultation with EDDC and statutory consultees followed by amendments
<i>January 2016</i>	Pre-submission Draft Plan community consultation event in village hall providing update on Plan, its policies and other proposals, exception sites, conservation area, local green space etc.
<i>April–May 2016</i>	Consultation with EDDC and key consultees on the SEA Scoping Report and its requirements and preparation of the SEA and associated documents
<i>June 2016</i>	Approval of Draft Plan and SEA by Uplyme PC for Regulation 14 Consultation
<i>July–Sept. 2016</i>	Regulation 14 Consultation with statutory agencies, authorities and the public (10 weeks)
<i>September 2016</i>	Consideration of Regulation 14 comments and incorporation of amendments as agreed by NP Group for publication/examination
<i>October 2016</i>	Amended Plan, SEA, Consultation Statement and Basic Conditions Report all approved by Uplyme PC prior to submission to EDDC for Regulation 15 consultation and Examination

In addition, there was a comprehensive range of information on the Neighbourhood Plan website, which was also publicised on social media and in the local press, with opportunities for the public to comment.

As noted in the table above, the Parish Council decided in April 2013 to prepare the Plan and this was agreed by East Devon District Council in September 2013. The area of the Plan encompasses the whole parish as shown on the Plan below:

The Uplyme Neighbourhood Plan Area: Uplyme parish



The Parish Council established a Neighbourhood Plan Steering Group under the Chairmanship of the Council Chairman, which has met regularly over the past 3+ years and which included both Parish Councillors as well as others living and working within the Parish, who had an interest in the project and who brought a degree of expertise.

3 Early Neighbourhood Plan Consultation

To elaborate on the list of events highlighted in the table above, the following provides a summary of the work undertaken, the actions implemented and results achieved. The Parish Council's website was kept up to date with information about the Plan's progress. <http://uplymeparishcouncil.org/neighbourhood-plan/>

The relevant pages from the website have been used as the basis for explaining below, the detailed consultation process that was undertaken which also provide useful and essential direct links to the results of consultation and further detailed information.

Links allow readers, including the Independent Examiner, to access documents and evidence easily, rather than appending them individually or providing the information in printed form. Further reference is therefore made to these links below, as appropriate, in the chronological order in which the work was undertaken from **September 2013 to October 2016:**

September 2013

In September 2013, EDDC approved the designation of Uplyme as a Neighbourhood Plan area.

October 2013 – January 2014

The group started by writing some introductory articles for the Parish News, [Introduction, October, More details, November](#), and [Uplyme Together, January 2014](#)

December 2013

The Council was successful in applying for a grant from Locality of £6,000, which was for a specified set of activities connected with the plan, including arranging consultations, public meetings, printing and stationery etc. A grant of £2,000 was also offered by East Devon District Council to support the project. Both grants were gratefully acknowledged.



March 2014

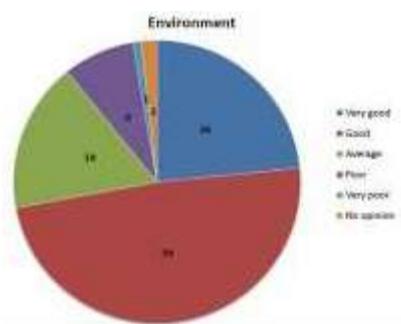
As well as numerous stakeholder letters, the Council delivered a questionnaire to all households in the Parish, in early March, asking for replies by 5th April. See [NP questionnaire](#). This meant that every household had the opportunity to be involved and to express their views about the Plan, the Parish and its future. There were about 110 received before the deadline and some after. The first newsletter 'Uplyme Together', was also circulated to every household at the same time – see [Uplyme Together issue 1](#)



April 2014

Following this exercise on 11 April 2014, a public information and consultation event/exhibition was held in the village hall, at which approximately 180 people visited to inspect the displays and ask questions or convey their concerns. This was the first of a number of important and beneficial community engagement events.

The preliminary responses were made available. See [Questionnaire numerical results](#), with pie charts of residents' evaluation of various topics, including housing, business, transport etc. This also included an assessment of the [major issues identified so far in questionnaire returns](#). This provides a summary of the main positives and negatives as seen by residents, which was accompanied by a newsletter/article for the Uplyme Parish News that was delivered to all households in the Parish. See [Uplyme Together April 2014](#).



It can be seen that some of the key issues identified were:

- Affordable and shared equity housing,

- The importance and value of the high quality of the local environment and countryside;
- Support for local facilities and services
- Traffic and highway issues and concerns
- Support for the proposed new school
- The need for sympathetic rural development.

The outcome of this early consultation exercise very much influenced the themes and policies that were subsequently developed for the Plan.

This is demonstrated by the priority that has been given to:

- Identifying, assessing and allocating 'Exception Sites' for affordable housing, together with close liaison with local Housing Associations
- The detailed consideration that has been given to policies for the natural and built environment, including:
 - The preparation of the design guidance for new development
 - The identification of a proposed Conservation Area boundary
 - The identification of areas of Green Space that accord with NPPF requirements
- The confirmation and reservation of the proposed new site for the school and positively expressed support for local facilities
- Detailed consideration that has been given to traffic issues within the centre of the village and at the A35 junction, with consequential engagement and site visits with officers from Devon County Council as Highway Authority, as well as Highways England, in respect of the A35.

Specific support is given in the Plan to schemes referred to by the public during consultation exercises.

June 2014

The Neighbourhood Plan group held a stall at the Village Fête, at which the public was invited to comment on the Neighbourhood Plan issues, as well as to view proposals for a major development at Shire Lane in Uplyme, which was subject to pre-application consultation at that time and which tended to dominate the discussion and comments at that event.

August 2014

The Council was successful in applying for a further grant from Locality of £1,000 towards the running of a Housing Needs Survey, as affordable housing was one of the most-requested topics in the public responses to the consultations.



September 2014

The second questionnaire from the Group, plus another specifically on Housing Needs, was distributed again to every household in the parish in the week of 8-14th September, with replies requested by 30th, and copies were also available at the Uplyme Post Office. See [Uplyme Together issue 2](#) questionnaire and the specific [Housing needs survey form](#). This enabled everyone in the Parish to have the opportunity to express their views about these important issues. During this period, and in view of the fact that the environment is an important consideration for Uplyme Parish and its community, extensive consultation was undertaken with key environmental organisations that included the Environment Agency, Natural England; Woodland Trust, Devon County Council Archaeologist and Right of Way Team as well as the East Devon AONB Team, which included meetings and interviews. All of these organisation were very supportive of the conservation focus that was being progressed for the Plan. The key points made have been integrated within the Plan and its

policies, with a fuller summary report attached as Appendix A - Environmental Focus Group input to Consultation Statement.

These positive responses have been echoed by the comments made by Natural England, the Environment Agency and Historic England at the Regulation 14 Consultation stage. In view of their importance as statutory consultees, their letters are included in full in Appendix C.2 Responses from Historic England, Environment Agency & Natural England.

October 2014

The preliminary [numerical results](#) from the second questionnaire were compiled, and a [summary table of the text comments](#) and [a narrative of the text comments](#) provided on the website. A total of 181 responses were received from 830 distributed. The Housing Needs surveys were analysed by the Community Council of Devon. See below.

Some of the key issues that emerged from this exercise included the following which repeated some of the earlier issues, but also added others:

- Again, affordable housing for young people
- Focus on brownfield and infill sites to support local services
- Limit to larger scale development
- Support for small businesses and provision of a business hub
- Importance of good design
- Traffic calming and reduction of traffic speeds

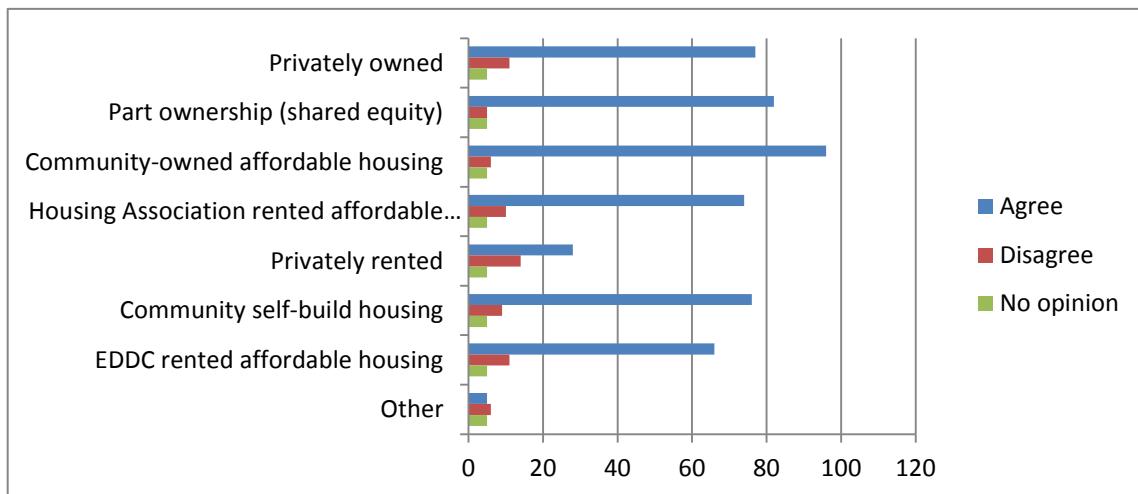
In response to comments that highlighted these issues, they were fully addressed in the Neighbourhood Plan, within both the text and policies.

Examples of the presentation of evidence are given below (data and charts):

1 Population, homes and housing

a Which of the following types of housing ownership do you think should be encouraged?	Agree	Disagree	No opinion	179 responses
Privately owned	77	11	5	49%
Part ownership (shared equity)	82	5	5	49%
Community-owned affordable housing	96	6	5	57%
Housing Association rented affordable housing	74	10	5	47%
Privately rented	28	14	5	23%
Community self-build housing	76	9	5	47%
EDDC rented affordable housing	66	11	5	43%
Other	5	6	5	6%

Which of the following types of housing ownership do you think should be encouraged?



This exercise helped to reinforce, to the Plan group, the key issues to which the community were giving priority. This is reflected in the Neighbourhood Plan through the following:

- As before, continuing with identifying, assessing and allocating exception sites for affordable housing, together with close liaison with local Housing Associations.
- Review of the Built Up Area Boundary and engagement with EDDC on a draft proposal with changes subsequently made to accommodate their comments. The revised BUAB does allow for some modest infill housing and use of brownfield sites within the new boundary. This demonstrates a positive approach to supporting limited and appropriate levels of housing growth in the village and Parish, which together with the planned exception sites, should meet a diversity of future market and social housing needs.
- The proposal for the re-use of the existing school as a business hub if the school does relocate to the new site, and policies that provide support for retaining existing businesses.
- The preparation of design guidance for new development that is included as an appendix to the Plan.
- The support that the Plan expresses for traffic calming improvements on the B3165; notably at the dangerous narrows near the Crogg Lane junction.

November 2014

In November a further newsletter was published in the Parish Magazine; [Uplyme Together November 2014](#). This specifically promoted the forthcoming event in January 2015, when the results of the surveys that had been undertaken were to be publicised and exhibited, with opportunities for further comment. In order to ensure a good turnout, other local parish community groups were invited to attend the event and have stands to promote their activities, whilst also having the opportunity to input into the Plan as groups. Although the Neighbourhood Plan was the dominant element, this was a most successful approach.

The results of the draft Housing Needs Survey were published in October 2014. This concluded that there was demand for 7 units of rented accommodation together with interest in self-build.

January 2015

There was a public meeting in the Village Hall on the afternoon of Saturday 31st to present the results of public consultations, and to give another chance for the public to influence the direction of the plan for the village. More information was provided in [Uplyme Together January 2015](#) and a summary of progress and activities: [The Neighbourhood Plan Process](#).



At this event a plan of the Parish was displayed with an accompanying request for the public to identify sites that they thought might be suitable for affordable housing by placing a sticker on sites that should be considered. The results are illustrated on the Plan to the right. A comprehensive presentation of the exhibition and images of the event is provided as a [supplementary document](#).



Over 160 people attended this event and comments made included reference to the following which have been considered and /or addressed in the Plan:

- Pedestrian and traffic conflict and need for pavements and crossing in village centre and at improvements near Crogg Lane junction. These issues and schemes are specifically included in the Plan.
- Water quality on the River Lym. This issue has also been raised by the Environment Agency and the Plan includes reference to it.
- Potential loss of parking at the Village Hall car park if the School is located on the adjacent site as planned. This is a matter between the School and Village Hall Committee to address.
- Supporting affordable housing but identifying the need for this to include housing for elderly people. The exception sites address affordable housing, but its precise type will be a matter for the Housing Associations.
- Suggestions of a one way system at Gore Lane/Venlake Lane. This has been discussed with the Highway Authority, but is not favoured.
- Concerns about larger scale development as proposed at Shire Lane which was subject to pre application consultation at the time. This development is not currently being progressed, either by way of a further application or an appeal following refusal.

March 2015

A further consultation exercise and survey was undertaken of local small businesses and was reasonably successful in terms of replies, with a 25% response rate. A copy of the [businesses and tourism questionnaire](#) is available and a summary of the responses is included in Section 7.1.1 of the Plan.

A 'Call for Sites' was also issued to establish whether any other landowners wished to have sites considered for development of affordable housing. Notices were displayed at key locations in the Parish: pub, shop etc. and in addition this was included in the [Uplyme Together March 2015](#) article in the Parish News. At the same time business owners were also asked to comment specifically on mobile phone and broadband coverage in the Parish.

All of the possible housing sites (11 in total) were then subject to a detailed Site Appraisal and there are examples of these appraisals within the Appendices to the Strategic Environment Assessment, being those of the three selected sites. Copies of all appraisals are available if required.

The affordable housing survey was officially adopted by the Council and can be downloaded here: [Housing Needs Report, Uplyme](#). This reinforced the need for housing for rent and was also subsequently supported when an application for 4 housing units, 3 affordable and market was approved on a site just outside the

Built Up Area Boundary at Venlake End. This was not one of the sites that was identified through the Neighbourhood Plan process.

April 2015

A [Framework](#) for writing the plan has been developed to assist members of the group in their various tasks of preparing different sections of the Plan.

May 2015

A summary of progress, and a further reminder for landowner sites and business experience has been published in the *Parish News* – [Uplyme Together May 2015](#). The importance of the emerging Neighbourhood Plan was recognised locally upon the receipt of a major planning application for 100-120 houses on a greenfield site at the south-eastern edge of the parish at Shire Lane. There was a public meeting on the development in the Village Hall on Friday 5th June, and a further chance to give opinions and ask questions at the NP Group marquee at the Village fete on the afternoon of 13th June.

June 2015

In addition to the exhibit at the village fete, an application for further funding for professional support to help was made to Locality, but in addition, £5,000 of the Council's general reserve was been earmarked in case the Locality application does not succeed. The Group started to write the plan, with background information and evidence, policies and reasoned justification.

July 2015

A further call to local businesses to answer a questionnaire was put out, with limited further responses. This marked the end of the concentrated consultation period at this stage of the plan preparation, and efforts turned to writing policies for the draft plan.

In order to engage with young people within the Parish about the Neighbourhood Plan and the importance and 'local distinctiveness' of the built and natural environment, work started on the "Uplyme A to Z": a project (based on an approach developed by 'Common Ground'), with final year students at Mrs Ethelston's School to record local features through photographs and subsequently sketches and paintings. This proved to be a valuable method of having the plan's purpose explained and as a means of engaging positively with local young people.



The colourful posters were printed and distributed and banners of their work displayed at the school and in the village hall. It is believed that this particular approach towards widening inclusivity in relation to the Plan's preparation is unique in Neighbourhood Planning exercises and was very positively received by the school and its governors, as well as the children involved.

August 2015

The Council was successful in its bid to Locality for funding, and received £5,000 towards costs in connection with ensuring that the plan was written and presented in the appropriate manner. A further £3,000 was identified in case external assistance was needed for a Strategic Environmental Assessments (SEAs) if deemed necessary by EDDC. Again, the Council and Plan Group was grateful for support from Locality.

October 2015

Another issue of [Uplyme Together – October 2015](#) was prepared for the *Parish News*, giving an update on past activities and future timescales. The A-Z posters and banners were printed with the support of Creative Solutions, Axminster and distributed to every child at Mrs Ethelston's and made available more widely.

A [press release](#) was issued about this project which received good publicity in local media.

As well as undertaking this initiative, the Chair of the group also visited the local Scout Group to explain the Neighbourhood Plan and seek their views.

November 2015

The writing of the draft plan was well underway, and work also involved editing and designing the document. A further issue of [Uplyme Together – November 2015](#) promoted the next major consultation event and exhibitions planned for 23 January 2016.

January 2016

There was a public meeting attended by 65 people, to unveil the draft Plan for consultation, on Saturday 23rd January 2016 in the Village Hall from 11:00 am – 3:00 pm. Various plans, maps, policies and other information were displayed and the Uplyme Neighbourhood Plan Group was on hand to answer questions. The material included:

- the schedule of all the exception sites that had been considered, with plans identifying the three preferred sites, to be included within the Plan
- a copy of the proposed Conservation Area boundary
- map of the proposed revisions to the Built Up Area Boundary
- plans showing the proposed Areas of Green Space.



Copies of the [draft plan for comment](#) were displayed at the event but were also made available on the website so that the public could read the detailed text for themselves. A presentation with some [photos from the event](#) is available.

A summary highlighting those comments and representations made during 2014 and 2015 where significant numbers of people had commented was presented, with a response on how the plan addressed the issues raised. This was displayed in poster format. There were numerous other suggestions by one or two persons or individual respondents, which have not been listed here but have nonetheless been considered by the Neighbourhood Plan team.

UPLYME PARISH NEIGHBOURHOOD PLAN	Main Points from Public Consultation in 2014 & 2015
What the Local Community Said ...	How the Neighbourhood Plan reflects these views and what it has done ...
Environment	
Retain rural landscape	Strong environmental protection policies are within the Plan
Do not allow to become a suburb of Lyme Regis	The principle of the Built Up Area Boundary (BuAB) for Uplyme village is retained within the NP. This limits development and helps maintain the separate identity of Uplyme, whilst the Plan does recognise the relationship with Lyme Regis for services and economy
Retain community spirit with post office, church, village hall and public house.	Policies in the plan support the retention and expansion of these facilities.
Retain “community gardens” including King George V playing fields	Policies in the plan secure the retention of public open spaces such as King George V Playing Fields and proposes the designation of an area of ‘Local Green Space’ that links KG5 through the village to Millennium Copse at Barnes Meadow

UPLYME PARISH NEIGHBOURHOOD PLAN	Main Points from Public Consultation in 2014 & 2015
What the Local Community Said ...	How the Neighbourhood Plan reflects these views and what it has done ...
Improve management of woodland and river	The environment section of the plan highlights the importance of the local landscape the AONB, trees, woodland and the river valley.
Improve flood prevention	These issues have been addressed by the Parish Council during the preparation of the Neighbourhood Plan with the result that improvements started in November 2015. The plan provides information on these schemes.
Building	
Building a new school is supported by the majority	The development of the school has had planning permission, so the plan has a policy supporting the reservation of the site adjacent to the village hall for the new school and the renewal of the application is being considered. The Plan group has also actively engaged with the school and initiated their work on the A-Z Poster of Uplyme.
Overwhelming desire to limit further development	In accordance with the East Devon Local Plan, development is limited to sites within the BuAB, apart from a small number of proposed, small scale, housing 'Exception Sites' aimed at meeting local affordable housing needs. The Plan makes reference to the Shire Lane proposals that were refused planning permission by the District Council in 2015.
Almost 100% opposition to new housing estates	This is noted and there are no plans or policies that support the development of housing estates as such.
Support for the provision of affordable housing for local people	This is very much reflected in the text and policies of the Neighbourhood Plan with the Plan containing a policy that propose a number of 'Exception Sites' outside the BUAB, to meet local housing needs for rented, shared ownership and starter homes. These have been discussed with EDDC and the aim is that these will be developed by Housing Associations, who have confirmed their interest in principle in investing in Uplyme.
Roads and Traffic	
Provide traffic calming measures on B3165 where there is no footpath between Barnes Meadow and Crogg Lane and stone walls abut the road	There has been recent engagement with Devon CC Highways who have prepared detailed plans for two options to address this real problem. The scheme is included as a firm policy in the Plan. Funding is not currently available, but the aim is to secure contributions from new development that takes place as well as pressing the local authorities to give this scheme higher priority, due to its status of being in the Neighbourhood Plan.
Overwhelming support for pavements where none exist on B3165	These issues are discussed in the Plan with appropriate policies or statements of intent included as required. Discussions have also taken place with Devon CC Highway Department.
Reduce speed of traffic through the village	This issue is discussed in the Plan with appropriate statements of intent included as required. Discussions are underway with Devon CC Highway Department about traffic calming measures.

UPLYME PARISH NEIGHBOURHOOD PLAN	Main Points from Public Consultation in 2014 & 2015
What the Local Community Said ...	How the Neighbourhood Plan reflects these views and what it has done ...
Overwhelming support for improving the A35 / B3165 junction with traffic lights or a roundabout	This issue has been discussed with the Highways England and other agencies in recent months. The Plan contains reference to the need for more significant improvements than those currently proposed.
Services	
Improve broadband speed and mobile coverage	Improvement has been made to the availability of Broadband Speeds in Uplyme in recent months subject to paying the necessary charges. Business surveys have been undertaken but with limited response, though mobile coverage is an issue. Further information from home-business people would be welcomed.
Consider community energy schemes and renewables	The Plan contains a policy that reflects this aspiration

At the January 2016 event, no adverse comments were received on the Plan's proposals and issues. From the summary of comments below, it will be seen that as well as some welcome positive statements, all of the issues raised are addressed within the Plan, which demonstrates that it has had full regard to public opinion throughout its progress.

Comments from public meeting to launch draft plan, 23/1/16

- Houses that front onto the road should have pedestrian access as a condition of planning – i.e. space for pedestrians, a pavement – unlike the Old Post Office and Stanbury which force pedestrians out onto the road.
- Need to do something with Crogg Lane but not sure how it would work with Lorries and Buses.
- Thank you all everyone for all the hard work you have done.
- Low rent houses, flats needed for local people including for single people please.
- Thank you to all the people who have worked on this.
I am very pleased to see the traffic calming plans for Crogg Lane/ Barnes Meadow
- Pleased to see something being done at Crogg Lane/ Devon Court. So dangerous particularly for children at present.
Built up area too much of a dog-leg, excluding old buildings.
Need to restrict speed more on B 3165.
Fully supportive of new school.
- The two proposals for the Highway between Devon Court and Crogg Lane need to be revisited and alternative proposed.
- Very impressed with progress. Nothing has jumped out at me that I would disagree with. Very pleased to see the allocation of “green” areas including Hackers Mead. Delighted to see emphasis on affordable housing. I could go on and on.
- Thank you for all your hard work – well done
- Definitely on the right lines
- Parking restrictions on the b3165 should be implemented Old Post Office site – Devon Court Elton-Tappers Knapp
- Affordable housing should be for Local families

- Proceed with Crogg Lane footpath – school children need the route, but improve Whalley Lane exit as difficult with existing traffic calming.
- Anything to help make it possible to walk along the road would be good
- Proper wildlife-friendly uncut grassy spaces are precious – they shouldn't be lost
- Uplyme should not become a suburb of Lyme Regis.
Proposed development boundary should be enforced
- No mention of plans to implement a complete footpath from the pub to the shop. You take your life in your hands walking the road.
- "Retain the Old Uplyme" as it was. Forget your modern ideas they are ruing (ruining?) Uplyme!
- Excellent plan with lots of thought + hard work – making a lot of sense.
Particularly like the Environmental section, + creation of Conservation area + maintaining Greenspace
- Preserve green corridor areas for wildlife. Allow infill building in large garden areas of sympathetic design
- Very pleased to see lack of footpath at Crogg Lane junction being addressed. Must not wait for a fatality to push this through!!
- A first class exhibition after a first class & long survey.
Pleased to know that the young people of the village will get preference for housing
- Not completely sure about the identified built up area – some extensions/fine tuning may be advantageous.
- All very good
my only concern is the traffic calming from Barnes Meadow to Crogg Lane
- Agree with decisions about possible extension (exception?) sites.
Think size, material of any new buildings is crucial as is any increased flood risk.
- Pavement on at least one side of the road – e.g. near Crogg Lane + opposite Village Hall Car park are important as is maintaining green corridor along the Glen.
- Traffic schemes highlighted would be a start but think the village needs more – such as Halberton outside Tiverton in Mid Devon – 20MPH through village & 3 traffic priority changes + ped. crossing.
Also need pedestrian way at 'Stanbury'.
- Devon Court to Crogg Lane foot way
Option 2 definitely preferred.
Traffic calming essential
- First of all: Congratulations!
So much needs to be done about traffic at the same time remembering the foot-passengers. Cars get priority. Heaven forbid we ever get used as a car park by LR!
- Well done to all who have worked so hard for us!
Would like mini-roundabouts at Trinity Hill A35 and Hunters Lodge to Lyme.
Keep up the good work

February-March 2016

Drafting of the plan was now well advanced. Following discussions with EDDC Planning Officers, the draft Plan was sent to them with a formal request for a Screening Opinion to establish whether a Strategic Environmental Assessment was required. Initially the District Council advised that an SEA was not required, but in accordance with the SEA Regulations, they consulted the 3 key statutory consultees allowing 6 weeks; Historic England, Natural England and the Environment Agency. Natural England responded that they

considered that due to the proposed exception sites and location within the AONB, an SEA was required. The other two organisations did not consider it necessary.

May/June 2016

The draft plan was therefore put on hold whilst the required SEA Scoping Report was prepared by the Group and this was subject to consultation with the District Council and the statutory agencies in accordance with the regulations. Following agreement on of the Scoping Report, the SEA was prepared in June by the Plan Group, which was a significant piece of work which comprehensively assessed the environmental impacts of the plan's policies and key priority issues. This was subject to informal and helpful consultation with the District Council. The responses received by Natural England and the Environment Agency to the Scoping Report are included within the Appendices to the SEA.

June 2016

The finalised Draft Plan, SEA and its Appendices were considered and approved for Regulation 14 Consultation by Uplyme Parish Council, as parent body for the Plan on 8th June 2016, with a view to consultation with key statutory, other consultees and the local community in the week beginning 27th June and extending for an 8 week period, until 22nd August 2016.

Regulation 14 Consultation (June – September 2016)

The main organisations such as the District and County Councils, and local Councillors were sent hard copies, but others were sent an email with a link to the Uplyme Neighbourhood Plan website where the documents, and indeed, others highlighted above, were available.

Hard copies of the Plan were also placed 'on deposit' at the Village Hall foyer, the Talbot Arms, the Church, the Village Shop, the Black Dog Tea Rooms and Hunters Lodge Inn, with strict instructions that these copies were not to be taken away! Posters were displayed at key locations in the Parish to publicise the availability of the Plan and additional Notices were published when the consultation period was extended until 5 September.



The consultation period began on 27th June and was initially planned to end of 22nd August, but in view of the summer holiday period, this was extended to a 10 week period, ending on 5th September 2016. A schedule of all those who were consulted together with names of others who responded is included as Appendix C - Summary schedule of comments received on Uplyme Neighbourhood Plan Regulation 14 Consultation to this report.

Downloads of the documents were available on the Neighbourhood Plan website as follows:

- The copy of the [draft plan](#) (PDF),
- The [strategic environmental assessments](#) and [appendices to the SEAs](#) (PDFs).
- The [comments form](#) and accompanying letter explaining about the consultation (PDF), together with
- A [Word copy of the comments form](#) if people wanted to complete it and send back by email.

Comments were to be sent, written on the forms provided if possible, and returned to lois@lois.co.uk or Uplyme NP Group, c/o Mrs L Wakeman, Horseman's Hill Barn, Gore Lane, Uplyme, Lyme Regis DT7 3RJ.

September 2016

A total of 28 comments were received on the Plan from statutory consultees and the public, and 20 of these received in time were considered by the Neighbourhood Plan Group at a meeting held on 1st September. A

summary of the comments and the Neighbourhood Plan Group's response is included as Appendix C - Summary schedule of comments received on Uplyme Neighbourhood Plan Regulation 14 Consultation.

The Minutes of the 1st September meeting are included as Appendix D - Minutes of Uplyme Neighbourhood Plan Group - 1 September 2016 to this report, from which it will be seen that the main comments were from East Devon District Council's Neighbourhood Plan Officer which were stated as being informal comments.

The majority of the suggested changes to the detailed wording of policies suggested by the Neighbourhood Plan Officer have been incorporated into the Plan, with details in the Schedule and Minutes.

One formal objection from solicitors was received on behalf of Betterment Properties in respect of 'Plot 17' at Glebelands, due to the proposed allocation of this land in the Plan as part of the area of Greenspace. As this was the only professional representation submitted objecting to the Plan, a formal response has been provided and this is also included as Appendix E – Uplyme Neighbourhood Plan Group's response to Representation by Sibbett Gregory of Poole on Behalf of Betterment Properties of Weymouth Ltd.

It should be noted that positive comments were received from Natural England on both the Plan and the SEA, which they had advised should be prepared, as well as from the Environment Agency and Historic England. In view of their status as the key statutory consultees, the letters for these 3 agencies are included as Appendix C.2 Responses from Historic England, Environment Agency & Natural England.

In addition to the Schedule and Minutes of the 1st September meeting, which summarise the changes agreed, copies of all representations received are available on the website and have been provided to EDDC.

In addition, and on the advice of EDDC, further up-to-date information was sought on housing need and waiting list and this was provided by the EDDC housing team and also West Dorset DC's housing team and is now reflected in the section 6.1.4 of the Plan.

In the light of the representations received, amendments have been made to the Plan to reflect the changes agreed by the Plan Group and these are indicated on the schedule.

September/October 2016

Progress was made on the preparation and completion of the required Consultation Statement and the Basic Conditions Report. These have been subject to informal consultation with East Devon's Neighbourhood Plan Officer, Tim Spurway, who has been most helpful throughout the whole Plan preparation process.

October 2016

At its meeting on 12 October, the Uplyme Parish Council:

- Considered a report on the representations on the Regulation 14 Consultation
- agreed the amendments as put forward by the Neighbourhood Plan Group
- approved the revised Uplyme Neighbourhood Plan, the Strategic Environmental Assessment, and its Appendices Document and associated Plans, the Consultation Statement its Appendices, and the Basic Conditions Report.

These documents are approved for submission to East Devon District Council in accordance, with Regulation 15 of the Neighbourhood Plan Regulations and with a view to further consultation and to the independent Examination being arranged by EDDC.

4 Plan Preparation & Consultation Summary

In summary therefore, the preparation of the Uplyme Neighbourhood Plan and its consultation has included the following:

- A review of other plans and relevant documents,

- Survey work and questionnaires
- Interviews with key consultees; Environment Agency; Natural England etc.
- Publication and circulation of questionnaires
- Regular local consultation events/exhibitions to publicise the progress of the Plan and seek local opinions
- Frequent newsletters via the Parish News, and publicity on social media and local press.
- Regular meeting of the Neighbourhood Plan Steering Group.
- Regular meetings and engagement with East Devon District Council planners; notably their Neighbourhood Plan Officer
- Liaison and engagement with Devon County Council Officers in view of its role as Highway Authority.
- A key local public consultation event in January 2016 in the village hall when the draft plan for consultation was presented and which received a favourable response.
- Following the issuing of a Strategic Environment Assessment Screening Opinion by East Devon DC, Natural England concluded that an SEA was required in view of the proposed ‘Exception Housing’ sites that were proposed to be included in the Plan. In the light of this decision, a SEA Scoping Report was prepared and circulated for consultation to the required statutory bodies, who approved the planned approach to and scope of the SEA
- Following this exercise, the full SEA was prepared with accompanying Appendices and this forms part of the overall Plan and its associated documents which are now submitted to East Devon DC.
- The Pre-Submission Draft Neighbourhood Plan and the SEA was subject to public and statutory consultation between 27 June and 22 August; an 8 week period but this was extended by a further 2 weeks until 5 September 2016, in recognition that the public and consultees may have been away over the summer period and so was available for a full 10 week period. Posters advertising the original consultation as well as the extension were placed around the Parish.
- Regulation 15 Submission Neighbourhood Plan. This document takes into account the representations received on the Pre-Submission Plan and has been amended as necessary before submission to the District Council, accompanied by a Basic Conditions Report and this Consultation Statement.

The Neighbourhood Plan will be subject to a further period of consultation and an independent Examination. Any recommendations made by the Examiner will be considered and the Plan amended accordingly, before being considered by the local community by way of a Local Referendum. If supported by over 50 % of those who vote, the Uplyme Neighbourhood Plan will be ‘Made’ and so adopted by East Devon District Council, as planning policy for Uplyme Parish.

Therefore, in accordance with the Neighbourhood Planning Guidance, it is considered that the following requirement has been met and that this is reflected in this Consultation Statement, as well as in the Plan itself which refers regularly to the views of the local community and its influence on the plan’s policies:

... “A qualifying body should be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan
- is made aware of how their views have informed the draft neighbourhood plan.”

It is firmly believed that the above has been achieved and that the submitted plan accurately represents the views and aspirations of the local community in respect of the future planning of the parish, the protection of its heritage assets and the implementation of further improvements and projects.

Appendix A - Environmental Focus Group input to Consultation Statement

The work of the Environmental Focus Group addressed this key issue for the Plan in some detail and engaged with a range of organisations from the outset of the Plan process.

Initial guidance was provided via Locality's advice on Community and Stakeholder Engagement and this lead to detailed consultation within each topic across the Parish and with wider interest groups and stakeholders in order to get as broad and deep a response as possible.

The Environment Focus Group contributed with others to the design of the first and second questionnaires, and also listed all the main players with an interest in Uplyme's environment, both statutory and non-statutory, who would need to be consulted.

All the bodies on this list were then contacted officially by Uplyme Parish Council both to publicise the intention to prepare a Neighbourhood Plan, and to establish who should be the best contact point within each organisation and these were followed up.

The Environmental Focus Group also used the advice of consultees as the basis for further contacts to consult this was most helpful and provided a good platform on which to base the collection of evidence and issues of concern.

A.1 Early Community Engagement

One of the key devices for the Plan was the use of the Parish Magazine, distributed to almost every address in the Parish, as well as local papers and the Uplyme Parish Council Website. The website created a separate 'Neighbourhood Plan' area and listed all the topics and individuals involved, as well as a regularly updated summary of every consultation event and links to published newsletters for the Plan, questionnaires, and summaries of responses.

An early action was to design and distribute a wide ranging questionnaire to every address in the Parish, as a way of engaging all parishioners and explaining the purpose of the Plan. The questions were designed to gauge which issues were of concern to them and which the plan should address.

In parallel with this, lists were compiled of other consultees in various topic areas needing to be contacted, as described above, and those within the Environment topic area are listed below together with a brief summary of their early input to the Plan.

'Uplyme Together', a newsletter for the Neighbourhood Plan was also published early in the process to inform parishioners and seek their involvement.

In all these methods of engagement, questionnaires, newsletters, Village Hall events and Parish website, there were particular references to matters concerning the environment, and opportunities to comment on issues such as landscape, flooding, built heritage and wildlife. Summaries have been produced of the outcomes and responses to all these engagement measures as indicated elsewhere in this report and on the Neighbourhood Plan website.

The generation of a good evidence base on all these matters also required the input of organisations with responsibilities and expertise in aspects of Uplyme's environment. The chosen method of contact was through structured personal interview where possible, or through e mail if not. Full records of correspondence generated and recorded notes of these contacts have been filed in the Plan Record Base, and for this Consultation Report notes have been summarised below.

A.2 Summaries of consultations with environmental organisations during early stages of Uplyme Neighbourhood Plan

- English Heritage – letter – spring 2014

Issues / concerns: recommended contact with Devon County Council on Historic Environment Record and other issues.

- East Devon Area of Outstanding Natural Beauty Team – structured personal interview – 25 June 2014

Issues / concerns: Uplyme entirely within East Devon AONB; new (2014) Management Plan and importance for UNP policies and proposals; role of Landscape Character Assessment on past proposals for development in Parish; community and culture aspects of AONB; new CAP regulations and impacts on land use; advice on other sources of environmental evidence and policy input for UNP; East Devon Way improvements needed; source of tranquillity mapping.

- Woodland Trust – personal interview – 30 July 2014

Issues / concerns: owners of local woodland/arboretum; interests in community and woodland management; will consult locally on site management plans; ability to help with advice on new woodland creation and woodland culture; biodiversity and need for 'landscape scale' approach.

- Natural England, Exeter – structured personal interview 2 September 2014

Issues / concerns: NE are a Statutory Consultee; importance for UNP of AONB status; presence of sites to which Habitat Regulations apply; presence of National Nature Reserve and other areas of identified or potential importance for wildlife; land use policies to involve Landscape Character Assessments. Guidelines available; possible requirement for Strategic Environmental Assessment; general attention to biodiversity and 'ecosystem services'; concept of buffer zones and role of linear features and corridors; importance of 'green infrastructure' for health and economic benefits; renewable energy and sensitivity assessment.

- Environment Agency, Exeter – structured personal interview 2 September 2014

Issues / concerns: EA are a Statutory Consultee ; flood risk management and development proposals; possible management action to 'flatten' river flow spikes; need to enhance ecosystem services; need for mitigation of water related problems ; need for flood risk assessments; water quality of River Lim only 'moderate'/invasive species; importance of wildlife corridors for adaptation to climate change; need for community resilience; need for local partnership and solutions.

- Devon County Council Rights of Way Team – structured personal interview – 4 September 2014

Issues / concerns: extensive network of footpaths and bridleways; includes sections of major trails; recreation, tourism and health importance; respective roles of DCC and Parish Council in upkeep of paths; no outstanding legal issues; emphasis on local communities for initiating improvements e.g. links or permissive routes; opportunities arising from development proposals for safer movement on foot; issues of limited resources; removal of obstacles for improvement to 'access for all'; coastal access possibilities; link with agricultural practice; dogs; need for Parish to express 'aspirations' for access.

- Forestry Commission, Exeter – e-mail correspondence 29 September 2014

Issues / concerns: clarified and mapped considerable extent of their ownership and management interests in Uplyme; plans to improve diversity of woodland holdings; engagement of Parish Council in revision of their plans; area of Ancient Woodland restoration; concern for wildlife impacts of operations; joined up approach to landscape issues welcomed.

- Devon Wildlife Trust – e-mail correspondence – 1 October 2014
Issues / concerns: damage to valuable wildlife habitat from agricultural change and urban development; climate change impacts; control of invasive species/value of identified sites of wildlife interest; any development to provide a net gain to biodiversity.
- East Devon District Council Countryside Service – personal meeting at Trinity Hill Local Nature Reserve – 21 October 2014
Issues / concerns: biodiversity potential of site with recreational use; need for long term Management Plan; commons rights complications; introduction of grazing; need for good local engagement.
- Devon Biodiversity Record Centre – personal interview 16 December 2014
Issues / concerns: clarification of wildlife site designations provided; copy of major wildlife survey of Parish requested and provided.
- Devon County Council Historic Environment Team – structured personal interview – 16 December 2014
Issues / concerns: importance of Historic Environment Record (HER) stressed; need for further research; guidance re. mapping information available; would welcome reinforced policy statements in the UNP; importance of setting in development proposals; data provided.
- Dorset and East Devon World Heritage Site Team – personal interview 19 December 2014
Issues / concerns: importance of this ‘designated heritage asset’ within Uplyme; need for UNP to conform to protective policies particularly concerning setting; recognition of educational and tourism economy importance of the designation.
- Major parish landowners (6) – structured personal interviews – November and December 2014
Issues / concerns: no plans for change to farming type; concerns over changes in agricultural support ; few in any position to assist with housing development; aware of some environmental concerns; no major issues to raise in the ‘plan’.
- Others
Several other organisations were consulted by letter and follow up but did not respond. These were the National Farmers Union, the Country Land and Business Association, Axe Vale Conservation Society and the Uplyme and Lyme Regis Horticultural Society.

The evidence base, issues and concerns raised during this series of interviews ensured that topics of concern raised in Parish questionnaire responses and event consultations during early stages of Community Engagement could be addressed in an informed way.

Options and policies included in subsequent draft stages of the Plan were as a result, based on Uplyme Parish concerns, those of important Statutory Consultees, and a considerable base of researched policy and factual information. All the issues and concerns that were raised have been addressed in the Environment Section of the Draft Uplyme Neighbourhood Plan, and subject to further consultation in later stages. Furthermore the SEA makes a detailed assessment of the potential impacts of the Plan and its policies on the local environment.

Terry Sweeney & John Duffin

Uplyme Neighbourhood Plan Group and Environment Focus Group 30 August 2016

Appendix B - Exception Sites Appraisals Summary

Uplyme Neighbourhood Plan – Potential Exception Housing Sites Site Appraisal Process

The public consultation exercise and questionnaires clearly demonstrated that the vast majority; [over 80%] of those who responded were in favour of the development of housing to meet local needs – affordable housing.

This can be housing for rent; shared equity, self-build or as starter homes [houses for sale at 80% market value]. Some sites were identified as potential local housing sites in the January 2015 public consultation event and others have emerged through the ‘Call for Sites’, with a total of 11 sites identified through this exercise

Therefore as part of the preparation of the Neighbourhood Plan, the identified sites have been subject to consistent appraisal process, to ensure openness and transparency and to assess whether they are suitable for inclusion within the Plan.

The appraisal checklist is available, as are the completed forms for each site, with a summary of the results of the exercise also displayed (see over), together with a plan identifying the sites’ locations. The sites have also been discussed and viewed with Planning and Highway Officers from the District and County Councils.

The sites are referred to as ‘Exception Sites’ as they are located outside the Built Up Area Boundary for Uplyme and so are in locations where planning permission for housing would not normally be granted, but where an ‘exception’ is made due to the fact that the development is for affordable homes.

This is a nationally recognised approach towards the delivery of such houses, especially in rural areas.

In addition, discussions have been held with Guinness, Hastoe and Yarlington Housing Associations, who could be involved in the development and delivery of this form of housing in Uplyme and are keen to be kept informed of the progress of the Neighbourhood Plan.

No:	Site Appraisals Site Name	Source of Proposal	Decision of Neighbourhood Plan Group	Reasons for Decision & Landowners Views
1	Part of land at Tapper's Knapp/ Springhead	January 2015 Consultation Event	Include in Plan as Exception Site – Estimate approx. 8 dwellings	Site well located, good access, minimal landscape and other adverse impacts Landowner supportive
2	'Plot 17' - Land at Glebelands, Uplyme	Call for Sites - landowner request	Site for single plot only. Not to include in the Plan	Site refused consent in past. Part of proposed Local Greenspace & potential impacts on neighbours and TPO trees
3	Land at North side of Pound Lane Uplyme	January 2015 Consultation Event	Possible site for inclusion in Plan, but on balance not to include	Elevated position, potential to dominate over properties opposite, narrow access/junction, loss of prominent hedgerow
4	Land at Master's Close, Uplyme	January 2015 Consultation Event	Include in Plan as Exception Site – Estimate approx. 4-5 dwellings	Very close to local amenities, rounding off of existing close, access in place, but ground and support works needed. Landowner supportive
5	Land to north of the village hall, Uplyme	January 2015 Consultation Event	Not to include in the Plan	Site proposed for new school. Planning consent renewal being sought at present
6	Land at Springhead, Spring Head Road Uplyme	Call for Sites - landowner request	Site for single plot only. Not to include in the Plan	Site too small and can be progressed via separate planning application by landowner, if wished
7	Land at Gore Lane Uplyme	January 2015 Consultation Event	Not to include in the Plan	Gore Lane narrow access. Land understood to have covenant to prevent building
8	Land at Harcombe Road, Raymond's Hill	January 2015 Consultation Event	Potential for some market housing. Refer to this option in Plan	Site opposite existing development along Harcombe Road. Good access subject to road frontage tree retention. Low landscape impacts
9	Land at A 35 Raymond's Hill	January 2015 Consultation Event	Not to include in the Plan	Site outside settlement on Trunk Road in prominent position
10	Land at Carswell Lane Uplyme	January 2015 Consultation Event	Site for single plot only. Not to include in the Plan	Site too small. Can be progressed via separate planning application for agricultural related dwelling by landowner, if wished
11	Land at Cooks Mead/Lime Kiln Lane Uplyme	Neighbourhood Plan Group	Include in Plan as Exception Site – Estimate approx. 4-5 dwellings	Site close to local amenities. Access acceptable. Limited landscape impacts. Subject to Environment Agency views. Landowner supportive
12	Land at Venlake/ Cannington Lane Exception Site	Landowner via Planning Application not via Neighbourhood Plan	Scheme for 8 units mixed affordable/market opposed by DCC Highways Withdrawn. Not supported.	Reduced scheme for 4 with 3 affordable and 1 market house subsequently approved by EDDC December 2015, so to be referred to in the Plan as a 'commitment' for local housing needs

Appendix C - Summary schedule of comments received on Uplyme Neighbourhood Plan Regulation 14 Consultation

Name/ Organisation	Summary of comments	Response and any amendments to the Neighbourhood Plan
West Dorset DC	Need for Plan to address cross border issues	This is referred in the Plan and includes EDDC Policy for Uplyme. A matter for EDDC and WDDC to progress in the first instance
Uplyme School Governors	The preference of the governors is to use the current school site for housing when the new school one is built	This did not change the view of the Plan Group, that the site should be proposed as a business centre, so the policy will remain, and no change planned
Betterment Properties, Mr J Loosemore and their agents	Detailed objections to the proposal that plot 17 Glebelands be allocated as green space and that site should be available as a house plot	Issues considered at length. Noted that objection to green space is confused with public open space, and the NPPF requirements quoted are for local plans, not Neighbourhood Plans. A detailed response to these representations is included at Appendix E – Uplyme Neighbourhood Plan Group’s response to Representation by Sibbett Gregory of Poole on Behalf of Betterment Properties of Weymouth Ltd
Mr D Harris	Suggested road warning sign at the Glen	Agreed; road safety measures emerging from the Glen will be added to the Action Plan
Mr J Stacey, Mr & Mrs Dix, and Mr T Bradley	All expressed objections to the text regarding market housing at Raymond's' Hill	A small group of houses would not be out of character with Raymond's' Hill. This is only a suggestion and not an exception site in the NP and would be matter for EDDC if a planning application was submitted
Mr D Ostler	Not supportive of road safety measures outside "Stanbury"	Proposed clarifications and amendments to wording of the Transport Policy UTR1 and UTR2 following correspondence with DCC Highways, and it was agreed to also include reference to the alternative of a short footway on the opposite side of the road
Mr & Mrs B Pratt	Overall objection to the plan on traffic and flooding grounds	This cannot be actioned without clarification of which sections they refer to and so comments noted
Mr & Mrs Shaw	Support the plan and question why the BUAB in the Plan (which was agreed with EDDC officers as part of the NP work) is not reflected in the recent EDDC Villages Plan, which omits their house	This is an issue for EDDC. It is expected that the two may eventually coincide, but at present there is no action the Group can take as the matter will be considered again by EDDC later in September as part of their District-wide report
East Devon District Council	Queried 2 of the 3 exception site, despite	The Group reviewed and discussed the original schedule of 11 possible Exception Housing Sites that

Name/ Organisation	Summary of comments	Response and any amendments to the Neighbourhood Plan
informal officer comments. <i>Letter appended and Minutes of Group meeting 1/9/16</i>	having viewed them previously on site and been subject to extensive consultation throughout preparation of Plan & SEA when no issues or concerns had been raised	had been assessed as part of the Plan preparation (and which had been subject to public consultation in January 2016). It was agreed that Pound Lane should still not be considered for inclusion in the Plan, for the reasons set out in the previous summary of sites that was discussed at the meeting
	Suggestion that Conservation Area should not be shown on Proposals Map	It was agreed that it was helpful for it to be shown on the Proposals Map, but legend will be clarified to state that the conservation area boundary is illustrative only and subject to EDDC consideration. Also agreed that the Village Hall will be taken of the Area, however the Group agreed that KGV playing fields should remain in the CA, as it was such an important and historic feature forming the backdrop or foreground to many important buildings. It was reported that the inclusion of such areas accorded with Historic England Advice
	Suggestion that Policies TR1 & 2 should be in narrative text not as Policies	This was discussed, but in view of the fact that the transport section had been agreed by DCC Highways Officers and that the policies had been amended to state that the improvements were 'supported' and other wording suggested by DCC was added, it was agreed to retain these as Policies in the Plan. This is reflected in the Regulation 15 version of the Plan and as attached to the Minutes of the Group's meeting
	Query over need for Policy UHG3	Agreed that text with Policy UHG3 be amended to include "whilst in EDLP, this is felt to be of great importance in the plan and worth reiteration"
	Other minor policy changes	Majority agreed to be taken in as amendments. Also agreed that Green space table to be amended to state that the KGV Field is public open space
Natural England <i>See full letter below</i>	Very supportive in response Plan and the Strategic Environmental Assessment and make some minor suggestions	Agreed to take in their specific minor comments/changes relating to landscaping on exception sites
Environment Agency <i>See full letter below</i>	Supportive with some minor suggested amendments	These relate to sequential and exception test requirements and have been taken into the Plan
Historic England <i>See full letter below</i>	Very supportive comments including support for Conservation Area and Design Guidelines	Noted
Uplyme Church	No comment	Noted

Name/ Organisation	Summary of comments	Response and any amendments to the Neighbourhood Plan
Combyne Rousdon PC	No comment	Noted
Mrs R Wyndham	Fully supportive comments	Noted
C Cllr J Knight	No comment - Uplyme will not be his area after Boundary Commission changes	Noted
Mr R Clarkson	Confirms his agreement to the exception site at Tappers Knapp as landowner	Noted
East Devon AONB	No comment; supportive of Plan	Noted
Highways England	No comment on Plan; explanation of Hunter's Lodge junction proposals	Noted
National Grid	Standard response regarding infrastructure, not affecting Plan	Noted
Southwest Water	No comment	Noted
Sport England	Standard response regarding NPPF policy	Noted
Devon & Cornwall Police	No comment	Noted
Somerset CC	No comment; supportive	Noted
<i>Late representation</i> Mrs R Tarry	The Limekiln Lane area should not be included in the extended BUAB of the Plan, owing to poor access and low density of existing housing	The BUAB boundary was discussed by the Group on 1 September in the light of EDDC's own proposals for a tighter boundary, but the Group decided that the proposed BUAB in the Neighbourhood Plan was the most appropriate. Inclusion of an area within the BUAB does not mean that the character of the area and access issues will not be considered and given due weight if any applications are submitted

C.1 - Comments from EDDC

Response from East Devon District Council

Dear Mrs Wakeman,

Uplyme Neighbourhood Plan: pre-submission consultation response

I would firstly like to offer congratulations to the group for reaching the pre-submission consultation stage in the production of your Neighbourhood Plan. It is clear its content is a reflection of the considerable level of community engagement and evidence-based research undertaken by a group of volunteers and this is to be greatly commended.

I have circulated the Plan internally to officers in our Development Management, Conservation, Environmental Health and Housing sections for comment and this response consolidates this feedback.

I would stress at the outset that this letter provides informal officer comments only that relate to matters that you may feel warrant attention or consideration. We have not had the opportunity to seek member opinion or views on your consultation plan and these views are expressed without prejudice to any officer or Council opinion (including potential formal or informal objections) that may be made at a later date. We are seeking to be helpful and constructive in views expressed but it is important to recognise that it is your plan and the clear onus will be on you justifying plan content and satisfying yourselves that through your work you have followed correct procedures as applicable to your role in Neighbourhood Plan production. Advice is provided in relation to conformity with the adopted Local Plan 2013-2031.

General presentation and comments: The Neighbourhood Plan is well presented, attractive and makes good use of photos, graphics and paragraph numbers. The writing style is in 'plain English' and accessible without compromising the professional feel of the document as a whole. The policies are generally well justified and it is clear the group have undertaken significant consultation and evidence based research to underpin the direction of the plan. References to the community questionnaire are present throughout the document which adds weight to the policy direction taken. The group have also produced an action plan which is included in Appendix G away from the main body of text, this is an approach that we endorse in order to avoid confusing the community actions with the planning policies. We have a slight concern that the labelling of the policies will cause confusion with our Local Plan Development Management policies, particularly with regard to the use of EN1-EN6. We have recommended a modification below to this effect.

The policies are presented with references to the NPPF and the East Devon Local Plan within parenthesis. This is presumably intended to demonstrate to the reader that the policies have been written in accordance with these other policies. This comes without an explanation and is not considered to be particularly beneficial. In the recent examination of the Stockland Neighbourhood Plan the Examiner advised the removal of such references, labelling them cumbersome and adding 'little other than confusion, by attracting attention away from the... policies themselves'. He also commented that they were liable to change and something that the Neighbourhood Plan had no control over.

Suggested amendments:

- Re-label all planning policies to UP1-UP24 to avoid confusion with Local Plan policies.
- Remove parenthesis references to national and district policies from the Planning Policy boxes.

Foreword

There is a minor mistake when referencing the Local Plan.

Suggested amendments:

- Amend wording in first paragraph to read '...adopted East Devon Local Plan 2013-2031'

1 Background

This section provides some useful background to the process of formulating the plan. There is a missing word in the text that requires amending.

Suggested amendments:

- Amend wording in paragraph 2 to read 'The purpose of the Plan is to provide...''

2 Introduction and planning context

This section provides some background to readers on the planning context that the Neighbourhood Plan works within. In section 2.2 there are a couple of errors that require amending both in the text and incorrect links that have been provided. Links to external websites are probably best avoided as they are liable to change regularly and therefore become redundant. A box has also been provided outlining the Local Plan policies relating to Uplyme, this is confusing as it is providing in the same format and colour as the planning policies in the Neighbourhood Plan itself. In this box there is also a repetition of one of the policies that should be removed.

Suggested amendments:

- In section 2.2, para 1 amend to read '...with the strategic policies in the statutory Local Plan for its area. From Uplyme this is the adopted East Devon Local Plan 2016'.
- Amend blue box showing Local Plan policies to be a different colour or format than the Neighbourhood Plan policies.
- Remove duplication of policy in the blue box on p8.

3 Uplyme- parish and village

This section provides a useful introduction to the history and development of the parish, including a parish profile illustrating some relevant census data.

4 Vision and objectives

This section introduces the vision and objectives of the plan. The vision is presented in a blue box in the same format as the Neighbourhood Plan policies. To avoid confusion, the colour or format should be changed to make it clearly distinguishable from the policies.

Suggested amendments:

- Amend blue box showing the vision to be a different colour or format than the Neighbourhood Plan policies.

5 Vision and objectives

This section provides a helpful and brief overview of the consultation process the Neighbourhood Plan has gone through.

6 Strategic planning issues

This provides some context of the local and national planning frameworks that the Neighbourhood Plan is operating within. It is useful and offers a concise introduction to such matters for the reader.

7 Settlement and Housing

This section illustrates the priorities for future housing within the parish. It effectively demonstrates the evidence and consultation to support the policies and principles brought forward.

There is an error in the second paragraph which requires amending. Suggested amendments:

- In second paragraph, amend second sentence to read '...new small scale housing and facilities which take place...'

Policy HG1 – Built-up Area Boundary

This policy is in general conformity with strategies 6 and 27 of the Local Plan, which identify Uplyme as having sufficient services and facilities to allow for further development through a built- up area boundary. It is noted that the District Council is bringing forward a Villages Development Plan which will set out the built-up area boundary for Uplyme. The preferred approach in an early consultation draft of that document promotes a different boundary, but includes the Neighbourhood Plan boundary as a reasonable alternative. It is intended that these two documents will be in conformity before they are both adopted.

Policy HG2 – General Housing Guidelines

This policy is in general conformity with Strategies 48, 38, 3, 46 and 47 of the Local Plan; which seek to reinforce local distinctiveness and good design, promote sustainable construction and renewable energy, protect recreation space and enhance the landscape and biodiversity of East Devon.

To allow for some flexibility, consideration should be given to allowing the loss of areas of recreational importance if an alternative space of equal or greater value and convenience was to be included as part of the proposal.

We would like to suggest an additional criterion to ensure that new development takes into account the current Area of Outstanding Natural Beauty Management Plans, Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment.

Suggested amendments:

- Add caveat to criteria point two to read ‘unless an alternative space of equal or greater size, quality and convenience was to be included as part of the proposal.’
- Add additional criterion to ensure that new development takes into account the current Area of Outstanding Natural Beauty Management Plans, Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment.

Policy HG3- exception housing development

This policy is in general conformity with Strategy 35 of the Local Plan, which allows for exceptions housing schemes to come forward where there is a demonstrable need for affordable housing. It is unclear if the reference to ‘exceptions housing’ is directly referring to provision provided under Strategy 35 of the Local Plan and this requires clarification. It is also difficult to see what added value this policy adds to the Plan as currently written as the provision for exceptions housing is covered in detail within the Local Plan and this policy does not seek to add any further local detail or amend it in any way. Accordingly, we have made a recommendation addressing this below.

Suggested amendments:

- Remove policy HG3 and add some background information around the provisions of exceptions housing from the Local Plan.

Policy HG4- Exception housing sites

This policy is in general conformity with strategy 35 of the Local Plan, which allows for exceptions housing schemes to come forward where there is a demonstrable need for affordable housing.

The policy incorrectly refers to a 70/30% split of affordable and opening market housing when the Local Plan specifies 66/33%. A reference should also be changed in the supporting text to clarify that any affordable homes will be transferred to and managed by a housing association upon completion. It also states that starter homes could be included in the housing mix which is incorrect as the Housing and Planning Bill provides an exemption for rural exception sites from the starter homes requirement. There is also no provision for exception sites to include self-build homes as part of delivery.

Exceptions housing in the Local Plan requires a clear justification based on affordable housing need which should be demonstrated by a robust housing needs survey. Only a brief mention of the housing needs survey undertaken in 2014 to support the plan has been made and nowhere in the text does it state the level of affordable housing need in Uplyme and the surrounding parishes.

Without this evidence there is a concern that developers could argue that there is no compelling justification as to why they should be delivering the desired affordable housing requirement set in policy. Additionally, since the housing need survey was undertaken an additional exceptions site delivering 3 affordable houses has been brought forward in the village, potentially lowering the need further. Potential further evidence could also be taken from the District housing waiting list, as well as from Axmouth and Combeypne Rousdon, who are grouped in the Local Plan for the purposes of assessing and delivering affordable housing.

The Local Plan also requires exceptions site housing to be abutting or physically closely related to the existing built-up area boundary. The site at Tappers Knapp/Springhead road is somewhat disjointed from the

settlement pattern, situated some distance away from the existing or proposed new BUAB boundary and is rural in character, with existing housing not present adjacent to the site. Development here would not be a particularly cohesive extension of the built form of the settlement and is not served by pedestrian footways or lit roads linking to services.

The Lime Kiln Lane site is situated on the steep rising gradient which is semi-rural in nature. Any development on this site has the potential to be prominent in the landscape and therefore have a significant impact on the AONB and its topography makes development challenging.

The Masters Close development is supported in principle; there could be the potential to accommodate more than the 4-5 houses envisaged and therefore the group might want to consider reconsidering the site in terms of need resulting from our other recommendations.

During the site selection process, a site to the north of Pound Lane was considered (Site Appraisal 4).

Although set is in a fairly prominent position, development on a similar level abuts the site on both sides and a linear development here would form a more natural and integrated extension to the settlement. If access arrangements can be satisfied and the land is available then this would be a more acceptable option than those proposed at Lime Kiln Lane and Tappers Knapp/Springhead Road.

Suggested amendments:

- Amend policy wording to read ‘...social housing providers/housing associations for at least 66% affordable housing with up to a 33% element of market housing.
- Amend paragraph 1 of policy supporting text to remove reference to starter homes and self build.
- Amend paragraph 3 of policy supporting text to read ‘Once completed the affordable homes should be transferred to and managed by a Housing Association.
- Provide additional reference to evidence gathered on affordable housing need in the Parish.
- Reconsider allocation of site north of Pound Lane to replace allocations at Tappers Knapp/ Springhead Road and Lime Kiln Lane, subject to availability and access arrangements being satisfied.
- Reconsider the numbers allocated at Masters Close in light of the above recommendations.

Policy HG5- Rural building conversions

This policy is in general conformity with Strategy 3 of the Local Plan, which seeks to ensure that development is undertaken in such a way as to minimise harm to biodiversity and the landscape and promotes development on previously developed land. We would consider Local Plan Policy D8 to be more comprehensive and sufficient to achieve what is trying to be achieved through this policy and therefore would recommend removal of this policy and reference made to Local Plan Policy D8 in the text.

Should the policy be included, to avoid confusion with policy EM3 the policy of the title should be amended, and to ensure that rural buildings won't undergo large extensions which could potentially harm the character of the rural landscape a small amendment is suggested below.

Suggested amendments:

- Consider removal of policy and reference to Local Plan Policy D8 as being sufficient to cover what is trying to be achieved.
- Amend title of policy to read ‘Conversion of rural buildings for residential use’
- Amend criteria point 2 to read ‘the buildings are capable of conversion rather than requiring rebuilding or disproportionate extension’

8 Employment and Business

This section provides a useful background to the needs and priorities for business in the parish. Policy EM1- Business development

This policy is in general conformity with Strategy 3 and 4 of the Local Plan, which seeks to promote economic development and the provision of jobs within the District.

The group should be aware that the recent examiner's report into the Stockland Neighbourhood Plan recommended removal of the term 'unacceptable impact' within policy criterion as it was undefined. It is recommended therefore that alternative wording is used for criteria points 2 and 3.

There should also be criteria points included related to the location of the development and to ensure no adverse impact on the landscape character. The term 'sustainable construction methods' is ambiguous and open to interpretation so should be defined in the supporting text.

Suggested amendments:

- Amend criteria point 2 to read 'The scale and nature of the proposals would be compatible with other land-use activities'
- Amend criteria point 3 to read 'Any increase in traffic resulting from the proposal can be safely accommodated on the local road network'
- Include additional criterion to policy along the lines of 'They are within, or in close proximity to the build-up area boundary of Uplyme'.
- Introduce additional criteria to ensure no significant adverse impact on the landscape of the AONB.
- Define 'sustainable construction methods' in the supporting text.

Policy EM2- Promote range of businesses

This policy is in general conformity with Strategy 3 and 4 of the Local Plan, which seeks to promote economic development and the provision of jobs within the District. There is a concern that allowing live/work units in the countryside would not promote the objectives of sustainable development by allowing residential development at a considerable distance from local services and facilities. We would suggest the removal of live-work units from the policy, or stricter criteria to be applied to the policy requiring sufficient justification that it is necessary for the applicant to work in a countryside location.

There should also be criteria points included related to the location of the development and to ensure no adverse impact on the landscape character.

Suggested amendments:

- Amend policy either to remove reference to 'live-work units' from the criteria or introduce stricter criteria requiring adequate justification for them.
- Include additional criterion to policy along the lines of 'Are within, or in close proximity to the build-up area boundary of Uplyme'.
- Introduce additional criteria to ensure no significant adverse impact on the landscape of the AONB.

Policy EM3- Conversion of rural buildings

This policy is in general conformity with Strategy 3 and 4 of the Local Plan, which seeks to promote economic development and the provision of jobs within the District. To avoid confusion with policy HG5, the policy of the title should be amended. To ensure that rural buildings won't

undergo large extensions which could potentially harm the character of the rural landscape a small amendment is suggested below.

Suggested amendments:

- Amend title of policy to read 'Conversion of rural buildings for business use'
- Amend criteria point 2 to read 'the buildings are capable of conversion rather than requiring rebuilding or disproportionate extension'

Policy EM4- Tourism uses and development

This policy is in general conformity with Strategy 33 of the Local Plan, which seeks to promote tourism in East Devon.

Due to the potential impact on the AONB, there is a concern about the lack of strong criteria to prevent impact on the landscape. Although not strategic, policy E19 of the Local Plan does not currently allow new or extended tourism related industries in the AONB for this reason. The proposed landscape criteria only

ensures that the landscape impact is minimised but even a minimised impact may be unacceptable in the AONB, particularly if the scheme brought forward is of a large scale or particularly prominent.

There is also a concern about the lack of criteria relating to the location of any proposed new tourist accommodation which could be inappropriate and not promote the objectives of sustainable development by having new accommodation situated a long way from local services and facilities. We have recommended the addition of a criterion in relation to this.

Suggested amendments:

- Introduce additional or amended criteria to ensure that any proposal brought forward is of a small scale and does not have an adverse impact on the landscape of the AONB. Any proposal should also be mitigated through extensive landscaping and visual screening.
- Include additional criterion to policy along the lines of 'They are within, or in close proximity to the build-up area boundary of Uplyme'.

Policy EM5- Tourism uses and development

This policy is in general conformity with Strategy 3 and 4 of the Local Plan, which seeks to promote economic development and the provision of jobs within the District. We recommend that uses should be restricted to B1 and A2 use classes only due to potential impact on neighbouring uses.

9 Community Facilities and Activities

This section provides a useful background to the level of services and facilities in Uplyme in context with the surrounding area, and highlights the priorities for the future.

Policy CF1- Expansion of community facilities

This policy is in general conformity with Strategy 3 of the Local Plan, which seeks to promote social wellbeing through the provision of community facilities. It is advised that an additional criteria point relating to character be added to the policy so not to harm the surrounding environment.

Suggested amendments:

- Amend policy wording to read 'subject to impacts of traffic, noise, local character, and the amenity of residents being acceptable.'

Policy CF2- Education

This policy is in general conformity with Strategy 3 of the Local Plan, which promotes education being readily available to access for future generations.

Policy CF3- Sporting/recreational facilities

This policy is in general conformity with Strategy 3 of the Local Plan, which seeks to promote social wellbeing through the provision of community facilities including recreation space. As worded, it is unclear what is meant by 'subject to local residential amenity' and this requires a slight rewording in the interests of clarity. Also, there is no mention of location in terms of new facilities, in particular whether they would need to be accessible by local residents, and the impact on the character of the surrounding environment.

Suggested amendments:

- Amend policy wording to read '...within the parish will be supported, subject to the following criteria being met.
 - The proposal is well related to the settlement and can be accessed by public transport, bicycle and on foot.
 - The proposal will not significantly impact upon the character and appearance of the area and the amenity of neighbouring residents.

10 Transport, highways and pedestrian access

This section provides a useful introduction to the situation with regards to key transport links and issues in the parish, and priorities for improvements. There is a grammatical error in the introductory text which requires amending.

Suggested amendments:

- Amend wording in paragraph 3 of 10.2.1 to read ‘these are no currently being considered even although’.

Policy TR1- Traffic calming at Stanbury

This policy proposes works to be undertaken on the highway which is the responsibility of the Highways Authority, Devon County Council to undertake. The Neighbourhood Plan cannot promote development outside its remit, nor can it impose other authorities to undertake work and therefore this policy should be removed, with the text re-worded and moved to the supporting text.

Suggested amendments:

- Remove policy TR1, re-word text and move to supportingtext.

Policy TR2- Pavement near Crogg Lane

Similarly to the previous policy, this proposes works to be undertaken on the highway which is the responsibility of the Highways Authority, Devon County Council to undertake. Whilst it is a useful indication that the community support the addition of a chicane as a priority, the Neighbourhood Plan cannot include policies to promote development outside its remit, nor can it impose other authorities to undertake work and therefore recommend this policy should be removed, with the text re-worded and moved to the supporting text. Additionally, this policy also provides a requirement for financial contributions from new development in the village to assist in delivering this improvement. We consider that any contributions would either need to be funded through CIL (which would be unlikely for such a small project) or through the Neighbourhood Plan proportion of CIL monies, it would be also be difficult to secure through S106 as improvements here are unlikely to make a development elsewhere in the parish acceptable and therefore we recommend that the reference to contributions being secured by EDDC should also be removed.

Suggested amendments:

- Remove policy TR2, re-word text and move to supportingtext.

11 Environment

This section provides a background to the importance of the local environment, including historic and natural features. There is an error in the third paragraph of 11.2 which requires amending.

Suggested amendments:

- Amend wording of third paragraph of 11.2 to read ‘To the east, Uplyme’s boundary is contiguous with the Dorset AONB.’

Policy EN1- Historic Character

This policy is in general conformity with Strategy 46 of the Local Plan, which seeks to enhance the quality and local distinctiveness of the historic landscape character of East Devon. We recommend that the term ‘seriously impact’ should be replaced with substantial harm, as advocated by the NPPF.

Suggested amendments:

- Amend policy wording to read ‘. Schemes that would result in substantial harm to such assets will not be supported’

Policy EN2- General Design

This policy is in general conformity with Strategy 48 of the Local Plan, which seeks to reinforce local distinctiveness through good design.

Policy EN3- Scale

This policy is in general conformity with Strategy 48 of the Local Plan, which seeks to reinforce local distinctiveness through good design. There is a minor error in the policy word which should be corrected.

Suggested amendments:

- Amend policy wording to read ‘...should not be prominent in scale, visually dominant, or significantly change the character...’

Policy EN4- farm diversification

This policy is in general conformity with Strategy 3 and 4 of the Local Plan, which seeks to promote economic development and the provision of jobs within the District. As worded, the policy appears to be fairly lenient, only having to meet a single criterion for farm diversification projects to be acceptable. We have recommended an additional criterion below.

Suggested amendments:

- Include additional criteria in the policy to ensure farm diversification proposals are complementary to, or compatible with the existing agricultural use.

Policy EN5- Trees and hedgerows.

This policy is in general conformity with Strategies 3 and 5 of the Local Plan, which seek to conserve and enhance the natural environment and biodiversity. A small modification is recommended to make the requirements of the policy proportionate to the scale of the proposal.

Suggested amendments:

- Amend policy wording to read ‘... significant landscape, amenity, historic or conservation value, and new housing or business development schemes will be required to include additional planting of trees.’

Policy EN6- Wildlife protection

This policy is in general conformity with Strategies 3 and 5 of the Local Plan, which seek to conserve and enhance the natural environment and biodiversity. The policy reads as if all development proposals will be supported if certain criteria are met so a rewording is recommended to avoid this confusion.

Suggested amendments:

- Amend policy wording to read ‘Development proposals should not cause significant direct or indirect harm to any site designated for its wildlife value. Proposals to protect or restore any existing features, or create new features of wildlife habitat, particularly where these form linkages between habitats within or beyond the site will be supported.’

Policy EN7- Green Space in Uplyme

This policy is in general conformity with Strategies 3 and 5 of the Local Plan, which seek to conserve and enhance the natural environment and biodiversity, particularly in relation to the creation of green networks. Local Green Space is defined in the NPPF as having protection consistent with Green Belt land with further clarity provided in planning practice guidance.

Although this designation offers significant protection there may be some instances where development of temporary or permanent structures may be desirable e.g. a new cricket pavilion or new permanent bench. The policy, as worded, would prevent such development and therefore we have made a recommendation below.

Suggested amendments:

- Amend policy wording to read ‘... proposals for permanent built development within this Green Space area will be resisted except in special circumstances and the area protected...’
- In supporting text, elaborate on the circumstances that structures might be acceptable on this land, e.g. development which would improve upon existing recreational facilities.

Policy EN8- renewable energy

This policy is in general conformity with Strategy 39 of the Local Plan, which seeks to promote renewable and low carbon energy projects.

Appendix I Proposals Map

Currently, the proposed conservation area is included in the proposals map. As this cannot be delivered through the plan this should be provided in a separate map for information purposes. Notwithstanding this, we would also question the inclusion of the cricket pitch and village hall as not meeting the criteria for new conservation area designation.

Next steps

Once your pre-submission consultation finishes, you may choose to amend the plan to take into account any comments received (pursuant to Regulation 14 of the Neighbourhood Planning Regulations 2012).

Once you have produced your final draft (or submission) version this will need to be sent to the District Council. To meet Regulation 15 the draft plan should include:

1. A map or statement which identifying the neighbourhood plan area.
2. A consultation statement- containing details of those consulted, how they were consulted, summarising the main issues and concerns raised and how these have been considered, and where relevant addressed in the plan. I would suggest that you also include an 'equalities assessment' to show that you have taken any equalities issues into account.
3. The proposed Neighbourhood Plan.
4. A basic conditions statement- addressing how your plan meets the 'basic condition's as set out in paragraph 8 of Schedule 4B to the 1990 Act - including the screening report issued by East Devon District Council on the plan not requiring a Strategic Environmental Assessment and Habitats Regulations Assessment.

At this point we have a legal obligation to publicise the plan for 6 weeks and we will also discuss with you who to appoint as the independent examiner to assess the contents of the plan against the basic conditions.

Yours sincerely

Tim Spurway
Neighbourhood Planning Officer

C.2 Responses from Historic England, Environment Agency & Natural England

Historic England

From: Stuart, David (mailto:David.Stuart@HistoricEngland.org.uk)

Sent: 06 September 2016 14:52

To: Uplyme Neighbourhood Plan Group

Subject: RE: Request for comment on Uplyme Neighbourhood Plan under Regulation 14

Dear Uplyme NP group

Thank you for your consultation on the draft Uplyme Neighbourhood Plan. My apologies for not responding before now.

We have been made aware of the emerging content of the Plan through our involvement in associated SEA Screening activity. While this exercise focussed on the allocation of sites for housing development it allowed us to appreciate the extent to which the distinctive local character of Uplyme was understood and valued by its community. This has been used to comprehensively inform and underpin policies and proposals within the Plan to ensure that change reinforces and enhances the defining qualities of the area.

We are particularly impressed by the creation and use of the Village Design Statement and the advocacy of a conservation area.

We therefore have no specific comments to make upon the Plan and would wish only to offer the community our congratulations on the quality of the Plan and progress to date, with best wishes for future success in getting the Plan made.

Kind regards

David Stuart | Historic Places Adviser South West Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
Historic England | 29 Queen Square | Bristol | BS1 4ND

Environment Agency

Mrs Lois Wakeman Uplyme Parish Council
Horsemans Hill Barn Gore Lane Uplyme
LYME REGIS DT7 3RJ

Dear Ms Wakeman

Uplyme Neighbourhood Plan and Strategic Environmental Assessment Scoping Report**Neighbourhood Planning (General) Regulations 2012 – Consultation under Regulation 14**

Thank you for your consultation of 27 June 2016 providing us with an opportunity to comment on the neighbourhood plan and its accompanying strategic environmental assessment (SEA) scoping report. Our comments in respect of the areas within our remit are set out below.

Vision and objectives (4)

We support the overarching vision set out in the consultation version of the neighbourhood plan. We also support the plan objectives, in particular objectives D (natural environment) and F (climate change and flooding). These two objectives complement each other.

Natural environment (11.2)

We welcome the support amongst the community that there should be no new development in the floodplain. We welcome also the recognition of the main environmental issues and concerns in the parish: landscape, forestry/woodlands, wildlife and flood risk/rivers.

Landscape (11.3)

We support policy EN4. It is important that changes to land management contribute to improving the ecological status of the River Lim and certainly should not contribute to a deterioration. As noted in 11.7.2 the river is presently only meeting moderate ecological status and is failing with regard to macrophytes and phytoplankton. These are indicative of elevated nutrient levels which in turn can be related to agricultural land management.

Wildlife (11.5)

We support the aims of policy EN6, particularly the commitment to support proposals which will protect or restore existing sites or to create new habitats.

Local green space (11.6)

We support policy EN7 but recognize that it should also recognise the benefits that green infrastructure can offer in terms of flood risk management.

Flood risk and rivers (11.7)

We are pleased to see how importantly the plan has considered the issue of flood risk within the parish. Paragraph 11.7.1 recognises the most pertinent flooding issues in the catchment. However, it should note that, in addition to the need for a flood risk assessment, development proposals within flood zones 3 and 2 will need to be subject to the sequential test and, if necessary, the exception test which are both set out in paragraphs 100-102 of the National Planning Policy Framework.

We welcome the acknowledgement in paragraph 11.7.2 of the current ecological status of the River Lim and the commitment of the plan to raise awareness of this (and, where possible, seek mitigating measures) so as to prevent deterioration and contribute towards an improvement in ecological status.

SEA Scoping report

In general we consider that the SEA scoping report is adequate. Nonetheless, we have the following advice.

We recommend that in addition to flood zones the baseline section on water (5.12) should also include water quality issues such as the existing ecological status of the River Lim. Likewise, with regard to the environmental problems (6) whilst there is recognition of the need to protect biodiversity and manage flood risk there is no recognition of the need to improve the ecological status of the water body.

Climate change has also correctly be recognised as an environmental problem but we consider that the need for adaptation (not just reducing emissions and adopting renewables) should be emphasised here (as it is in the SEA objectives).

We support the SEA objectives set out in section 7. In particular we welcome objectives 6 (local environment), 7 (open spaces) and 10 (mitigate and adapt to climate).

Yours sincerely

MARCUS SALMON

Sustainable Places Planning Specialist

Direct dial 02084746289

Direct e-mail marcus.salmon@environment-agency.gov.uk

Date: 11 August 2016

To: Christopher James
Chair, Uplyme Parish Council &
Neighbourhood Plan Group.
BY EMAIL ONLY NATURAL ENGLAND

Customer Services
Hornbeam House Crewe Business Park
Electra Way
Crewe Cheshire CW1 6GJ
T 0300 060 3900

Dear Christopher James

Planning consultation: Pre-Submission Draft of the Uplyme Neighbourhood Plan

Location: Uplyme, East Devon

Thank you for your consultation on the above, dated 27 June 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.

General

We recognise the hard work being done by Uplyme parish in developing a Neighbourhood Plan and we welcome being consulted on this pre-submission draft. Uplyme parish supports a rich and diverse natural environment. The coastal margin of the Parish falls within the area designated respectively as Sidmouth to West Bay SAC, Axmouth to Lyme Regis SSSI and Axmouth to Lyme Regis NNR, which are designations of international and national importance. The entire parish is within the nationally important AONB landscape and also contains the geological Shapwick Grange Quarry SSSI.

We welcome this ambitious and comprehensive plan, and in particular the allocations of local green spaces and the settlement and housing policies, aimed at steering new development to the most appropriate locations within this sensitive landscape.

More detailed comments

Please see **Appendix 1** below.

We hope that our comments will help the Parish in developing a Neighbourhood Plan that is robust and balances the needs and aspirations of the community to grow and flourish, alongside cherishing and enjoying the wonderful natural environment contained within the Parish.

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 / 07717 888537 or 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. We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Corine Dyke Lead Adviser

Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Appendix 1 – Detailed comments

Policy HG1 – Built-up Area Boundary

We note the reasons for each proposed boundary amendment as shown in appendix 5 of the SEA's Additional Supporting Documents, and the SEA's conclusion that the built-up boundary amendments as proposed are not considered to have any adverse impacts on landscape character of the AONB. We therefore conclude, based on the assertions of the SEA, that no significant environmental effects would result from policy HG1.

Policy HG4 – Exception housing sites

We welcome the rigorous site selection process, based on sustainability issues and including a landscape character assessment of each site. We welcome the inclusion in the report of the detailed landscape character assessment evidence for the three selected sites. We note that the overall landscape sensitivity to residential development at Masters Close, Lime Kiln Lane and Tappers Knapp/Springhead is respectively Low, Low to Medium and Medium. The overall conclusions for Masters Close and Lime Kiln Lane are that 'development of the site would not be detrimental to wider views and landscape within the AONB'. The conclusion for the Tappers Knapp/Springhead site is that 'the site does not impact on the wider AONB at all'. Whilst some landscape mitigation measures are included in the HG4 policy text, we recommend that the policy specifies for each of the three sites what landscape mitigation is required as part of the new development.

Provided this mitigation is added, we can conclude, based on the evidence provided and assertions of the SEA, that no significant environmental effects would result from policy HG4.

Policy EM1 – Business Development

This policy lists a number of criteria that need to be met by any proposed business development. To achieve a more balanced and robust policy, we recommend that you include a criterion relating to landscape and protected sites: *The proposal would not have an unacceptable impact on the AONB or sites designated for their biodiversity or geodiversity importance.*

Policy EN6 – Wildlife Protection

We welcome this policy but recommend that you include 'sites designated for their geodiversity value' in the policy, in accordance with paragraphs 109 and 113 of the NPPF.

Policy EN7

We welcome this policy and the green space network it allocates as shown on the Proposals Map.

Strategic Environmental Assessment

We welcome the SEA and acknowledge the work that has gone into producing this assessment and its supporting evidence. Since the neighbourhood plan emerges as wider ranging and more ambitious than most, its underpinning evidence needs to be similarly robust. This SEA helps provide a firm foundation for the plan and will help it withstand future challenges.

Appendix D - Minutes of Uplyme Neighbourhood Plan Group - 1 September 2016

Neighbourhood Plan Group Meeting 7pm 1st September held at 19 Barnes Meadow

Present: Chris Janes (Chairman), Barbara Kidson, John Duffin, Terry Sweeney, Simon Williams, Lois Wakeman (minutes)

Minutes

1. **Apologies for absence** were received from Neil Pullinger and Glen Broom. Gary Bilbie did not attend.
2. **Last meeting minutes** – there were no formal minutes, but SW's notes on the meeting on 20th May were taken as read, and approved. The June Council meeting minuted the Council's approval of the plan for regulation 14 consultation, but wording needs to be clarified at a future meeting. „50% of the plan needs to be adopted to approve for consultation, Cllr Ostler suggested that the Lime Kiln Lane area on the plan has to be changed. (Proposed Cllr Duffin, seconded Cllr Kidson)" should read "It was resolved unanimously to approve the Plan for regulation 14 consultation and to change the Lime Kiln Lane site on the proposals map to its correct position (proposed Cllr Duffin, seconded Cllr Kidson). At a later stage, there has to be a majority vote in the referendum for the plan to be adopted." The 50% which was originally referred to related to the referendum which comes later in the process. .
3. **Important responses that should be chased up if not received by 5th Sept** SW to chase up his contact in the EA as only auto-responses were received. Housing associations will also be chased up. DCC has not responded even though they had a printed copy and a reminder by email.
4. **Action on comments received so far.** All the comments received as of the date of the meeting were considered, and any resulting actions noted. (See below and Appendix C - Summary schedule of comments received on Uplyme Neighbourhood Plan Regulation 14 Consultation
5. **Next steps.**
 - a. SW/LW will edit and circulate updated version of the plan to the group by next week. The Consultation Statement and Basic Conditions Report also need to be completed. LW to get all UNP info from clerk's computer to do summary of responses for CS, and also compile a table of policies vs NPPF and EDLP references for BCR.
 - b. Next Group meeting to be arranged late Sept. or early Oct., and updates to plan to be approved at Council meeting in October. To facilitate this, Cllrs will receive a printed b/w copy of the updated Plan, a summary schedule of amendments and an electronic (full colour) copy to approve at October meeting. LW to prepare a draft resolution for this including correction to minutes (see 2 above). LW to send copy of August minutes to CJ.

D.1 Comments and responses

As discussed at NP meeting.

1. **WDDC.** Comments do not take into account the use of Uplyme facilities (e.g. filling station, school) by Lyme residents, nor reliance by Uplyme on Axminster facilities, so are somewhat one-sided. They have the same housing constraints in Lyme as we do in Uplyme – in an AONB, available sites are outside the BuAB. All the Uplyme sites that might be suitable for Lyme's use are therefore exception sites and would require SEAs – there are no more considered to be available in the village. LRTC was consulted three times and has not responded, therefore it presumably does not see the importance of using Uplyme to fulfil its housing needs. The stated EDLP policy is for working together, and this is quoted in full in the

Uplyme Neighbourhood Plan. It is therefore not the remit of the Uplyme plan to fulfil cross-border working in the absence of any higher-tier initiatives, but is the role of EDDC, including the cross-border allocation of affordable housing.

WDDC's comments were therefore noted, with no changes to the Plan proposed.

2. **School.** The preference of the Trustees is for using the current school site for housing when the new one is built, but following discussion, this did not change the view of the group that the site should be proposed as a business centre, so the policy will remain, but comments are noted.
3. **Betterment Properties, Mr J Loosemore and their agents.** The detailed objections to the proposal that plot 17 be allocated as green space were considered at length. In the objections, green space is wrongly confused with public open space, and the NPPF requirements quoted are for local plans, not Neighbourhood Plans. A detailed response to these representations is included as **Error! Reference source not found.** of the Consultation Statement.
4. **Mr D Harris** – the suggestion re road safety measures emerging from the Glen will be added to the Action Plan.
5. **Mr J Stacey, Mr & Mrs Dix, and Mr T Bradley** all expressed objections to the text regarding market housing at Raymonds' Hill – a small group of houses not out of character with Raymonds' Hill. This is only a suggestion and not an exception site in the NP, and would be matter for EDDC if a planning application were to be submitted – LW/SW to draft a response for the consultation report.
6. **Mr D Ostler** was not happy with the expressed wish for road safety measures outside "Stanbury". SW had already proposed some clarifications and amendments to wording of the Transport Policy UTR1 and UTR2 following correspondence with Andrew Ardley of DCC Highways, and it was agreed also to include the alternative of a short footway on the opposite side of the road. LW/SW to draft.
7. **Mr & Mrs B Pratt** had made a blanket objection to the plan on traffic and flooding grounds. This cannot be actioned without clarification of which sections they refer to and so the comments were just noted.
8. **Anon** – anonymous comments, including those making malicious accusations, will be ignored.
9. **Mr & Mrs Shaw** support the plan and question why the BUAB in the Plan (which was agreed with EDDC officers as part of the NP work) is not reflected in the recent EDDC Villages Plan, which omits their house. It is expected that the two may eventually coincide, but at present there is no action the Group can take as the matter will be considered again by EDDC later in September as part of their District-wide report.
10. **Natural England** was very supportive in its response letter to both the Plan and the Strategic Environmental Assessment, and made some minor suggestions. It was agreed to take in their specific comments. LW/SW to action.
11. **EDDC informal officer comments.** T Spurway's initial comments, and further remarks, had been circulated to Group members before the meeting for review, as they were so extensive. The Group discussed suggestions, and carefully reviewed the original schedule of 11 possible Exception Housing Sites that the Group had assessed as part of the Plan preparation (plus the 12th that already had outline permission) and which had been subject to public consultation in January 2016.

Following this it was agreed that Pound Lane should still not be considered for inclusion in the Plan, for the reasons set out in the previous summary of sites that was discussed at the meeting.

With regard to EDDC's comment on the Conservation Area, it was agreed that the Proposals Map legend will be clarified to state that the conservation area boundary is illustrative only and subject to EDDC consideration, and the Village Hall will be taken out of it. The Group considered that the comment that the KGV playing fields should not be included in the CA was mistaken, as it was such an important and historic feature forming the backdrop or foreground to many important buildings. It was reported that

the inclusion of such areas were in accordance with historic England Advice.

Policy UHG3 will be amended to include “while in EDLP, this is felt to be of great importance in the plan and worth reiteration”.

Green space table to be amended to say that the KGV Field is **public** open space.

LW/SW to action these and the other minor comments re presentation, grammar etc. which were all agreed and as detailed above or in **Error! Reference source not found.** of the Consultation Statement.

12. Notes:

- Historic England and Environment Agency comments were received too late for the meeting. Both broadly supportive, necessary changes were discussed by SW and LW and applied. Other comments that did not require any changes to text were merely noted.
- On 26th September, the Chairman received a deputation of Limekiln Close residents, who wished to object to the BUAB extension proposals. This was well outside the time limit allowed, and they were advised to write to EDDC explaining their observations. Their late representation has, however, been considered and is included, together with a response in the table in Appendix C of the Consultation Statement.

Appendix E – Uplyme Neighbourhood Plan Group’s response to Representation by Sibbett Gregory of Poole on Behalf of Betterment Properties of Weymouth Ltd - Land at Glebelands, Uplyme

E.1 Introduction

This representation has been submitted raising objections to Policy UEN7 of the draft Neighbourhood Plan’s proposed greenspace site E, which is open, undeveloped land at Glebelands, as set out in page 40 of the draft plan. The representation also includes and makes reference to Policy UEN7 proposed greenspace sites and localities as set out in Appendix F; Proposed Greenspace areas, page 54.

The full representation from Betterment (and Mr Loosemore) is included in the compendium of Regulation 14 representations received, available on the Plan website.

Betterment Properties of Weymouth are the freehold owners of the area identified in the Neighbourhood Plan as Site E, which is in the corner of the Glebelands housing estate, Lyme Road, Uplyme. The following response is therefore provided to this representation of the draft plan.

In section 1.2 of the representation, reference is made to the original planning applications at Glebelands, one of which was eventually approved for 16 dwellings, with a statement stating that “*the site was left undeveloped*”; (i.e. the objection site, also known as Plot 17.). Planning application reference number was 04/P0887. The reason for this is that the Local Planning Authority was not supportive of development on this area of land and, as stated in section 1.03 of the representation, since 2004 the Developer has been actively pursuing the development of the site.

The submitted representation fails to refer to numerous applications that have been submitted on the site and indeed, to a planning appeal that was dismissed by an independent inspector. Some of this extensive planning history is as follows:

1. **Planning application 04/J0110;** application refused and subject to appeal. The appeal (Ref: APP/U1105/A/04/1154558) was dismissed on 15 February 2005. The inspector concluded as follows:

...”It seems to me that this gap is an important element in a larger area of open space, framed by large mature trees. It forms part of a green corridor which separates the new development from the older core of the village and runs down to the river from the open grassed area adjacent to Barnes Meadow on the hillside above Lyme Road”.

And that:

“I consider that an additional building would form an intrusive feature in the open, rural space which remains from the development of the hotel site, adding to the urbanisation of this part of the village”.

These firm views fully support the principles behind the Greenspace designation for this site in the Uplyme Neighbourhood Plan.

2. **Planning application 13/1866/FUL** construction of chalet bungalow with (integral) garage. Application refused 28th October 2013 with the reasons for refusal in summary being that:

- Development would be in a prominent site at the entrance of the estate and a single storey appearance would be out of keeping,
- The proposal for an additional dwelling on the development site, which was intended as a low density development with strong landscape framework, would result in further urbanisation of the western part of the site, currently characterised by its openness and rural character.

- Concerns about excessively dominant and overbearing impact and loss of privacy to the occupiers of adjoining properties to the west,
- Inadequate information regarding the condition, amenity value and potential for long-term retention and management of trees around the site.

3. **Application number 16/0301FUL.** Decision 8th June 2016; application refused for the following reason:

The proposal, resulting in an additional dwelling on a development site which was intended to be low density with a strong landscape framework. It would result in further urbanisation of the western part of the site resulting in harm to its current open and rural character and detracting from the natural beauty of this landscape, at this point designated as an area of outstanding natural beauty, with reference being made to relevant planning policies and also to the emerging Uplyme Neighbourhood Plan.

The representation goes on to note that this recent application was submitted earlier this year and refers to the planning officer's views, but fails to add that the application was soundly refused by East Devon District Council's Planning Committee, for the reasons set out above. In addition to the long-standing refusals for development on this site therefore, including at appeal, there is also a recent decision that has been made in 2016, that is of significant relevance to the representation and this response.

E.2 Detailed response to Representation

Section 2 of the representation recites the reasons for objecting to the proposed allocation of this Plot as an area of greenspace. Section 3 then goes on to quote Section 73 of the National Planning Policy Framework, which relates to areas of 'open space' and opportunities for sport and recreation and in 3.05 reference is made to open space standards in the East Devon Local Plan.

However the whole of this section of the NPPF is erroneous and not relevant to the representation, as it is referring to areas of *Public Open Space*, whereas the greenspace designation is a completely different allocation/notation of land, and whilst such areas are open and undeveloped they need not, in any way, be areas of 'open space' to which the public has access. It is notable also that in addition to quoting an inappropriate paragraph of the NPPF, the representation fails to refer to Section 76 of the NPPF, which specifically states that local communities, through Local and Neighbourhood Plans, should be able to identify, for special protection, green areas of particular importance to them. There is then further elaboration in Section 76 of the NPPF about the function and role of areas of greenspace, (which is a specific term in planning), with the final sentence stating that "*local greenspaces should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the plan period*".

It is, therefore, wholly appropriate that the Neighbourhood Plan should be the mechanism for identifying small-scale local areas of greenspace, as it would not really be appropriate for such areas to be designated as part of the East Devon Local Plan, which is far more strategic in nature.

As noted in 10.6 of the Neighbourhood Plan, the advice on allocating areas of greenspace provided by the Open Spaces Society in a document '*Local Green-Space Designation*' was consulted as part of the preparation of the Neighbourhood Plan and it is considered that the approach adopted accords with the advice in that document. The areas of greenspace in the Uplyme Neighbourhood Plan, whilst being separately defined plots of land, clearly link to provide a linear green corridor through the centre of the village. The land is not isolated from the community and does not constitute any areas of open countryside, which are considered inappropriate for such a greenspace designation.

In section 4 of the representation and in section 4.01, reference is made to NPPF Paragraph 77, which sets out the criteria that should be applied when setting out areas of greenspace and this advice was closely followed when the Uplyme Neighbourhood Plan was prepared. It is interesting to note that in section 4.02 of the representation, all of the areas identified in the Neighbourhood Plan as greenspace A, B, C, D, G and H are confirmed as having a level of local significance and of value to the local community, whilst only those

areas of land owned by Betterment Properties are considered to be inappropriate! The representation suggests that area E, the site which Betterment Properties wish to develop, does not serve the community, holds no particular significance in terms of history, recreation or richness of wildlife and therefore it is claimed that the site fails to satisfy the tests under the first two criterion of NPPF paragraph 77.

The response to this claim is as follows, having regard to the criteria in paragraph 77 in the NPPF:

1. The greenspace is reasonably close proximity to the community it serves. This site is located within the Glebelands housing area, immediately adjacent to properties at Church Street, across the river from The Glen and close to Lyme Road. This area is special to the local community, especially those who live on Glebelands and is of significance because it is an attractive area, bounded by woodland, which adjoins an area of open space at Glebelands and helps provide a setting for what was the originally the vicarage for Uplyme, then the Devon Hotel and is now a converted listed building for residential development.
2. It also has a degree of tranquillity, being set down in the corner of the site and does act as a wildlife corridor, as highlighted in the Neighbourhood Plan, where on page 40 the schedule showing areas of greenspace includes, for this piece of land, the following:

Open, undeveloped land at Glebelands

This remaining open, undeveloped part of the Glebelands estate lies in the lower corner, south of the river, is bounded by a footway on one side and properties on Church Street on the other western side, and the Glebelands open space area to the south.

Under the heading of "Greenspace Value and Community Benefits" it states that:

This area provides an attractive tree-bounded setting for the development and links directly to the adjacent open space F.

As these two areas are so closely related it is considered relevant to also refer to the statement in the Neighbourhood Plan relating to Area F, which is as follows:

The separate area of open space within Glebelands sloping up towards the B3165. Characteristics – this area has the estate road as its eastern edge and its western side adjoins the rear of Church Street properties. It is an informal area of greenspace, with a footway into the estate passing through it.

Under the heading "Green-space Value and Community Benefits" it states that:

This area provides an attractive setting for Glebelands and when viewed from the adjacent pavement in the B3165 these two sites at Glebelands, E and F, combine an area of informal amenity value together with an attractive tree-lined area, both with interesting historic links to the former Rectory on the site (now converted to flats). Importantly this area also links directly, both visually and physically, with the open area G at Barnes Meadow opposite. These areas are very commonly used by deer and badgers and face the Glen across the river.

In section 4.02 of the representation there is a statement saying that there was no objection to the designation of Area G, although it may not pass the NPPF test, weakening the case for the designation of this policy at site E. (*Although not certain, it seems likely that when reference here is made to Area G, if fact it should be Area F, as this is the site within the same ownership of Betterment Properties and immediately adjoining site E.*)

In section 5, the second reason for objection is that the allocation of this site as local greenspace would result in the loss of a sustainable housing development plot. Whilst, clearly, this is the view of Betterment Properties, the issue was carefully weighed up when the Neighbourhood Plan was prepared and the proposal for local greenspace was taken forward. It was determined that the open, undeveloped nature of this piece of land, particularly when linked with the other areas of greenspace identified in the Neighbourhood Plan, should take precedence over it becoming a developed site. This issue was discussed with Planning Policy Officers from East Devon DC, which included a site visit prior to the plan being published and they were supportive of the designation. It also fully reflects the views of the appeal inspector referred to above.

Within section 6 of the representation there is a contention and the basis of the objection is that the Neighbourhood Plan is "not sound". In apparent support of this contention, the representation refers to

NPPF paragraph 182. Section 6.02 of the representation then goes on to suggest that the Neighbourhood Plan fails to meet the criteria set out in paragraph 182. However, this aspect of the representation is fundamentally flawed, as Section 182 of the NPPF specifically relates to the examination and preparation of statutory Local Plans and *not* to Neighbourhood Plans. The basis of this part of the representation is therefore considered to be completely invalid. This view is supported by the fact that the next section of the NPPF, No. 183, specifically relates to Neighbourhood Plans, and yet the Betterment Properties representation specifically makes no reference to this section at all, which is clearly a significant omission; given that they are commenting on a Neighbourhood Plan.

This Section is most relevant, as it states as follows:

"Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver a sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to set planning policies through Neighbourhood Plans to determine decisions on planning applications.

Section 184, also under the heading of Neighbourhood Plans, states as follows: "Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community.

This and the subsequent section go on to refer to the need for Neighbourhood Plans to in conformity with strategic policies in the Local Plan and related matters. It is clear, therefore, that the NPPF gives high priority to local people having a strong input into the determination of how their local area should be developed and that the Neighbourhood Plan is the appropriate mechanism for doing this. This is precisely the approach that has been adopted at Uplyme.

With regard to the conformity of the Neighbourhood Plan with both the NPPF and the adopted East Devon Local Plan, it will be noted that for every policy listed in the Neighbourhood Plan, there is an immediate cross reference to the relevant sections in the NPPF and the relevant policies in the East Devon Local Plan. In respect of the policy UEN7, greenspaces, the references are NPPF Sections 10, 76 and 77 and Local Plan Strategy 43 and Section 18.4.

It has been demonstrated, therefore, that the approach adopted to the designation of areas of greenspace in the Uplyme Neighbourhood Plan is soundly based and had full regard to national and local planning policy and its considered that the greenspace policy should take priority over the representation and other matters.

Finally, in section 6.03 of the representation from Betterment Properties, it suggests that the Neighbourhood Plan does not support potential long-term growth of Uplyme, which is not positive, nor in keeping with the Local Plan. Strategy 26c from the Local Plan is then quoted and this refers to the District Council working together with neighbouring West Dorset Council, Uplyme Council and Lyme Regis Town Council to undertake joint evidence gathering, including constraints, and if necessary, bring forward proposals for an appropriate scale of development to support the long-term growth and development of Uplyme and Lyme Regis.

In fact this policy is echoed and repeated in the Neighbourhood Plan on page 8, but it should be noted that the District Council has not yet instigated the implementation of this strategic policy and therefore, it cannot be considered that the Neighbourhood Plan is in conflict with it. Furthermore, the Neighbourhood Plan has taken initiative, by allocating three sites in the plan as 'exception sites' for rural affordable housing. The purpose of this action is to help meet the local housing needs of the area.

Furthermore, it should be noted that the work undertaken as part of the Neighbourhood Plan involved a review of the Built Up Area Boundary for Uplyme and this was done in close consultation with East Devon District Council, who themselves have recently undertaken a review of the development built up area boundaries for all of the relevant villages in the district.

Based on the District Council's report of July 2016, the Uplyme Neighbourhood Plan's proposed expansion of the Built Up Area Boundary is more generous than that envisaged by the Local Planning Authority, with a final decision on where the boundary will be set yet to be made by the District Council, following the consultation period, which finishes at the end of September.

E.3 Conclusions

It is considered that the correct approach has been taken to the identification of areas of local greenspace in the Neighbourhood Plan.

The representation quotes sections of the NPPF that are not relevant to the issue and also fails to quote sections that *are* relevant and which are supportive in principle of the Neighbourhood Plan and the greenspace allocations.

The Neighbourhood Plan proposes three rural 'exception' housing sites to meet local needs and in addition, also proposes expansion of the Built up Area Boundary to accommodate a modest and appropriate scale of new development.

Having regard to both the additional allocations of land and the flexible attitude that is being adopted locally to the Built Up Area Boundary, any suggestion that the Neighbourhood Plan is simply seeking to constrain or prevent any development, as indicated by the Betterment representation, is totally without foundation and contrary to the clear evidence.

In the light of the above the Neighbourhood Plan Group and Parish Council consider that the local greenspace at Site E should remain in the Neighbourhood Plan.

Uplyme Neighbourhood Plan Group and Uplyme Parish Council

September 2016

Appendix F - Uplyme Neighbourhood Plan – Early Consultation

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
Utilities	SW Water Ltd	24/02/2014			
	British Gas Services Ltd	24/02/2014			
	EDF Energy PLC	24/02/2014			
	Western Power Distribution	27/03/2014	01/04/2014		
Telecoms	TalkTalk Group	24/02/2014			
	British Telecommunications PLC	24/02/2014			
	Vodafone Limited	24/02/2014			
	Lyme Regis Town Council	18/03/2014	15/05/2014 to PW	13/05/2014, 13/06/2014	Meeting on 7/7 with Mayor and Cllr Reynolds; LW has meeting notes
Adjoining parishes	Musbury Parish Council	18/03/2014	24/03/2014 to PW	13/05/2014	
	Axminster Town Council	18/03/2014	21/05/2014 to PW	by phone 9/5/14	
	Combpyne Rousdon Parish Council	18/03/2014	20/05/2014 to PW	13/05/2014	
	Char Valley Parish Council	18/03/2014	16/05/2014 Char Valley is not doing an NP - no other response (by email - LW has this)	13/05/2014	
Environment	Environment Agency	20/03/2014	interim only - 01/04/2014		06/05/2014; includes summary letter (LW has email)
	Environment Agency	20/03/2014			
	The Woodland Trust	20/03/2014			
	Devon Wildlife Trust	20/03/2014			
	Devon County Council	20/03/2014	01/04/2014		before 30/05/2014; PW has letter
	Devon County Council Jurassic Coast Team	20/03/2014 20/03/2014	03/04/2014: letter with links to plans (LW has this)		

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
	DEFRA	20/03/2014			
	Axe Vale & District Conservation Society	20/03/2014			
	Network Rail Property	20/03/2014	28/03/2014		before 30/05/2014; PW has letter
	English Heritage	20/03/2014			
	Forestry Commission	20/03/2014			
	Natural England	20/03/2014			
	East Devon AONB Team	20/03/2014			
	East Devon District Countryside Service	20/03/2014			
	CLA	27/05/2014			
	CPRE Devon	27/05/2014	05/06/2014 (contact name)		
	NFU Devon	27/05/2014			
	Devon Association	27/05/2014			
	DNHAS	27/05/2014			
Uplyme Medical and Dental Facilities					
Main Hospitals:	Dorset County Hospital NHS Foundation Trust	16/04/2014	01/05/2014: letter promising 5 year plan later in the year		
	Royal Devon & Exeter NHS Foundation Trust	16/04/2014			
Community Hospitals:	Axminster Community Hospital	16/04/2014			
	North Devon Healthcare Trust	16/04/2014			
	Seaton Community Hospital	16/04/2014			
	Bridport Community Hospital	16/04/2014			
	Dorset Healthcare University NHS Foundation Trust	16/04/2014			

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
General Medical Practices:					
	Lyme Regis Medical Centre (Virgin HQ - secondary contact)	16/04/2014	A Robinson unwilling to have meeting	29/30/05/2014 by phone then 17/07/2014 by email and again 26/11	
	Kent House Health Centre	16/04/2014		17/07/2014 by email and again 26/11	
	The Charmouth Medical Practice	16/04/2014		10/07/2014 by 1st class post	
NHS General Dental Practices:					
	Symes Dental Surgery	16/04/2014			04/06/14 by email from Virgin HQ (LW has copy)
	Lyme Bay Medical Practice	16/04/2014	02/05/2014		
	The Elms Dental Practice	16/04/2014			08/08/2014: letter sent to C James
Ambulance Services:					
	South Western Ambulance Service NHS Trust	16/04/2014			
Local organisations					
	Village Hall	17/03/2014	yes, date before 30/5; PW has letter		
	King George V		yes, date unknown; BK has letter		
	Uplyme Pre School	13/05/2014	31/07/2014, general reply via email to PW, LW has copy		
	Horticultural Society	13/05/2014	15/06/2014, general info by email to LW	5/9/14 Letter re Environment, and follow-up 3/11	
	PCC	01/09/2014	05/10/14, BK has it		
	Quakers	13/05/2014	25/09/2014, general info by email to LW		
	Uplyme Scouts	13/05/2014	01/10/14; BK has it		
	Uplyme Croquet Club	13/05/2014	12/09/2014, general info by email to LW		
	Uplyme Short Mat Bowls Club	13/05/2014	(email address given was wrong on first try)	17/06/2014 by email; response that request being considered	09/09/2014, general info by email to LW

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
Coastal interests	Axe Valley Ring & Ride	05/06/2014	27/09/2014, general info by email to LW		
	Football Club	?			
	Shop	?			
	Women's institute	?			
Public events	Uplyme Cricket Club	17/06/2014	verbal to JG: "we just want to play cricket"		15/07/2014 email from D Jones - LW has it
	Mr G Forshaw	13/08/2014	14/08/2014: pleased to have a meeting		
	Mr Mark Rodaway	13/08/2014			
Local businesses	Parishioners	w/b			
	Parishioners	15/03/2014			
	Parishioners	14/06/2014			
	Parishioners	w/b			
	Planning Aid meeting with focus groups	08/09/2014			
	Black Dog Tearoom	03/05/2014			
	Cannington Farm	19/02/2015	bounced; resent via Denches	email 28/7 with attachment	
	Coombehayes	19/02/2015		email 28/7 with attachment	
	Country Covers	19/02/2015		email 28/7 with attachment	
	Fingle	19/02/2015		email 28/7 with attachment	
	Full Poodle	19/02/2015	reply by email to LW, 19/2/15		
	Goodlands/Hedgehog Corner	19/02/2015	reply by email to LW, 25/2/15		
	Harcombe House	19/02/2015		email 28/7 with attachment	
	Hartgrove Farm	19/02/2015		email 28/7 with attachment	
	Hook Farm	19/02/2015		email 28/7 with attachment	
	Hunters Lodge	19/02/2015		email 28/7 with attachment	
	Hunterscroft	19/02/2015		email 28/7 with attachment	
	K9 Training 4U	19/02/2015		email 28/7 with attachment	
	Little Winters Cottage	19/02/2015		email 28/7 with attachment	
	Lyme Locks	19/02/2015	reply by email to LW, 19/2/15		

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
	Lyndale	19/02/2015	bounced, invalid address	email 28/7 with attachment	bounced again
	Mike Ebdon Electrical	19/02/2015		email 28/7 with attachment	reply by email to LW, 4/8/15
	On the Edge Framing	19/02/2015		email 28/7 with attachment	
	Pinhay House	19/02/2015	reply by email to LW, 19/2/15		
	R J Fisher Builder	19/02/2015		email 28/7 with attachment	
	Sitting Spiritually	19/02/2015	reply by email to LW, 19/2/15		
	Talbot Arms	19/02/2015		email 28/7 with attachment	said they'd respond but never did
	Terry's Taxis	19/02/2015		email 28/7 with attachment	
	The Garden House	19/02/2015		email 28/7 with attachment	
	The Old Black Dog	19/02/2015	bounced; resent	email 28/7 with attachment	
	Uplyme Stores & Post Office	19/02/2015	reply by email to LW, 26/2/15		
	Westley B&B	19/02/2015		email 28/7 with attachment	
	Lyme Bay Handyman	19/02/2015	reply by email to LW, 20/2/15		
	Hill Barn Holiday Cottages	19/02/2015	reply on paper 20/2/15, given to P Dench		
	S Williams, planning consultant	28/07/2015	reply by email to LW, 28/7/15		
	Terry's Taxis	28/07/2015			
	Industry consultant	28/07/2015			
	David Sole, fossil collector	28/07/2015	(has retired)		
	Angel Architecture	28/07/2015	reply by email to LW, 28/7/15		
	Timber Intent	28/07/2015	reply by email to LW, 4/8/15		
	Loyal Partners Ltd	28/07/2015	reply by email to LW, 2/8/15		
	Puppetree	28/07/2015			
	Utility warehouse agent	28/07/2015			
	Vet Petsit	28/07/2015			
	Entwood Farm	28/07/2015			
	P Hackett, carpenter	28/07/2015			
	Lyme Alpacas	28/07/2015			
	Pam Corbin	28/07/2015			
	Uplyme Village Hall (again)	28/07/2015			
	Uplyme Preschool (again)	28/07/2015	24/11/15 - email to LW		
	Uplyme Church	28/07/2015	28/7/15 - email to LW		

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
	Amherst Lodge fishing lakes	28/07/2015			
	Lymewood	28/07/2015	(went into administration)		
	Builder	28/07/2015			
	Holiday camping	28/07/2015			
	Builder	28/07/2015			
	The Old Nursery accommodation	28/07/2015			
	Mew Developments	28/07/2015			
	Uplyme Embroidery	28/07/2015			
	Lower Holcombe holiday cottage	28/07/2015			
	Harcombe House	28/07/2015			
	Sweet Solution	28/07/2015			
	Jill Sainson Photography	28/07/2015			
	Moya Paul, artist	28/07/2015			
	G Aplin, gardener	28/07/2015			
	J Hughes, recruitment	28/07/2015	Email reply to LW, 28/7		
	(also covered in local press)	March issue	Email from K Sankey to LW 30/3/15		Note - a third follow-up reminder was sent to non-respondents on 23/11/15 but with no response at all.
		March issue	E mail from J Raymond 1/4/15		
		March issue	Email from R Britton 4/4/15		
		March issue	Email from M Young 15/4/15		
Miscellaneous consultations		01/07/2014	Letter from Bill Horner, County Archaeologist Historic Environment Team.D.C.C.		
		30/07/2014	Interview with Tim Russell Woodland Trust, Regional Officer Officer-Uplyme.		
		02/09/2014	Interview with Amanda Newsome & Laura Horner, Natural England - Exeter.		

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
		02/09/2014	Interview with Hugh Davey & Marcus Salmon, Environment Agency. Exeter.		
		04/09/2014	Interview with Helen Clayton, Senior Public Rights of Way Officer D.C.C. Exeter.		
		29/09/2014	e.mail Consultation with Jon Burgess, Forestry Commission Exeter.		
		01/10/2014	e.mail consultation with Bill Broadbent, Planning Policy Officer, Devon Wildlife Trust. Exeter.		
		03/10/2014	Received Supplementary Information from Environment Agency.		
		07/12/2014	Meeting with D.C.C. Highways, re Access to Exception Sites, & other issues. Uplyme.		
		16/12/2014	Meeting with Stephen Reed, Archaeologist, D.C.C. Exeter.		
		05/01/2016	Received HER Data for Uplyme from Stephen Reed.		
		05/01/2016	Received Data from Chris Gibbard, Woodland Officer, East Devon Forest Services, Forestry Commission.		
		05/01/2016	Received e.mail from Ian Egerton, Devon Biodiversity Records Centre;- Further information.		
		04/03/2015	Meeting J.Garland, S.Williams with Joanna Widdecombe, Planning Aid.		
		01/10/2015	Update Notes from S.Williams of telephone conversation with Paul Lowe, Housing Enabling Officer, EDDC.		
		11/10/2015	Final Draft Plan.		
		21/10/2014	Site Meeting Uplyme N.P.Environment Focus Group with E.D.D.C.Countryside Service @ Trinity Hill Nature Reserve.		
		27/11/2014	Meeting of Uplyme N.P. Environment Focus Group		
		16/12/2014	Uplyme N.P.Environment Focus Group, Interview with Stephen Reed, Archeologist with D.C.C. @ County Hall Exeter.		
		16/12/2014	Uplyme N.P.Environment Focus Group. Meeting with Ian Egerton & Caroline Jones of Devon Biodiversity Records Centre Exeter.		
		17/12/2014	Meeting of Uplyme N.P.Environment Focus Group.		
		19/12/2014	Uplyme N.P.Environment Focus Group. Interview with Richard Edmonds, Earth Science Manager Dorset & East Devon World Heritage Site Team @ Uplyme.		
		03/01/2015	Report of Interviews held with major Local Landowners in Uplyme		

Category	Body	date sent (or meeting held)	response 1	follow-up reminder/ extra questions	response 2
	Mrs Ethelston's School		Supporting letter for chicane outside "Stanbury" for school children's safety.		
	Mrs Ethelston's School	21/01/2016		chased up by Cllr Pullinger as no reply, after March council meeting	Supporting letter for improvements at Crogg Lane for school children's safety. 21/3/16
	Woodroffe School	21/01/2016		chased up by Cllr Pullinger as no reply, after March council meeting	Supporting letter for improvements at Crogg Lane for school children's safety. 24/3/16

Appendix G - Regulation 14 Consultation List of Organisations Consulted & Responses Data

No response date = no response

Full Name	Organisation	Response date	Notes
Julian Austin	AMEC E & I UK (Leamington Spa) National Grid	see below	
Hilary Kirkcaldie	Axminster Town Council		
Lisa Turner	Blackdown Hills AONB		
-	British Telecom		
John West	Char Valley Parish Council		
-	Civil Aviation Authority Directorate of Airspace Policy		
-	Civil Aviation Authority Safety Regulation Group		
Eddie Browne	Combeypne Rousdon Parish Council	21/08/2016	
K Howard	Devon and Cornwall Police		
Paul Taylor	Devon and Cornwall Police	28/06/2016	
-	Devon and Somerset Fire and Rescue Service		
Jon Miller	Devon and Somerset Fire and Rescue Service		
Barnaby Grubb	Devon County Council		
Dave Black	Devon County Council		
Sarah Jennings	Devon Local Nature Partnership		
Dr Blair Miller	Dorset CCG (Dorset West)		
Gill Smith	Dorset County Council		
Barbara Talbott	Dorset County Council		
-	Dorset HealthCare University NHS Foundation Trust		
Chris Woodruff	East Devon AONB Partnership	11/08/2016	

Full Name	Organisation	Response date	Notes
Claire Rodway	East Devon District Council		
Tim Spurway	East Devon District Council	19/08/2016	
-	Environment Agency		
Marcus Salmon	Environment Agency	05/09/2016	
Hannah Jones	Exeter and Devon Airport Ltd		
-	Forestry Commission - West England Office		
Alex Wilson	Fulfords (Exeter)		
Judith Gannon	Heart of the South West Local Enterprise Partnership		
Andy Roberts	Highways England	27/07/2016	
David Stuart	Historic England South West Region (Bristol)	05/09/2016	
-	Homes and Communities Agency		
John Wright	Lyme Regis Town Council		
-	Marine Management Organisation		
Damien Holdstock	National Grid	11/07/2016	
Michael Calder	National Trust - Devon and Cornwall Regional Office		
-	Natural England		
Corine Dyke	Natural England (Devon Team)	12/08/2016	
-	Network Rail		
-	NHS East Devon Clinical Commissioning Group		
Nellie Guttmann	North Devon Healthcare NHS Trust		
-	Orange Personal Communications	bounced email	
Gavin Bloomfield	RSPB South West Regional Office		
Jim Knight	Seaton Coastal District	15/08/2016	null response
Paul Browning	Somerset County Council		

Full Name	Organisation	Response date	Notes
Martyn Dunn	South West Water		
-	Southern Gas Networks Ltd		
Gary Parsons	Sport England South West		
Fran Apolon	St Peter's & St Paul's Church	16/08/2016	
Rachael Bust	The Coal Authority		unsubscribed herself without comment
-	The Planning Inspectorate		
Ian Thomas	Trinity Ward		
-	Uplyme Church	10/07/2016	
Hilary Jordon	West Dorset District Council	15/08/2016	
-	Western Power Distribution (South West) plc		
Justin Milwood	Woodland Trust		
M Whitehead	school governor	27/07/2016	
J Stacey	Individual	01/08/2016	
Sibbett Gregory	agent for landowner (Betterment)	04/08/2016	
D Harris	Individual	08/08/2016	
BG & D Pratt	Individual	10/08/2016	
S & LM Dix	Individual	13/08/2016	
G Clarkson	landowner	15/08/2016	
J Shaw	Individual	16/08/2016	
T Bradley	Individual	17/08/2016	
R Wyndham	Individual	19/08/2016	
J Loosemore	landowner	20/08/2016	
Mr Anon	Individual	28/08/2016	Ignored; included potentially libellous statements
D Ostler	Individual	-	Verbal comment to NP group

Full Name	Organisation	Response date	Notes
R Tarry	individual	04/10/2016	Received after closing date