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# Uplyme Neighbourhood Plan – Submission Version Representation Form



The Uplyme Neighbourhood Plan has been prepared by Uplyme Parish Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

**Please return this form to East Devon District Council by Friday 27 January 2017. Representations received after this time will not be accepted.**

**Part A – Personal Details** Please note we cannot accept anonymous responses.

Personal Details		Agent's Details (if applicable)*	
Title	Mr & Mrs	Title	
First Name	Jim & Jean	First Name	
Last Name	Stacey	Last Name	
Job Title (where relevant)		Job Title (where relevant)	
Organisation (where relevant)		Organisation (where relevant)	
Address	Buckthorn-Rocombe Cross, Axminster.	Address	
Postcode	EX13 5TF	Postcode	
Tel. No.		Tel. No.	
Email Address		Email Address	

\*if an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

Name/Organisation Please complete for each sheet	Jim & Jean Stacey
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Please indicate whether you wish to be notified of any of the following:

- The publication of the recommendations of any person appointed to carry out an independent examination of the Uplyme Neighbourhood Plan.
- The adoption of the Uplyme Neighbourhood Plan.

## Representation details

Please use a separate form for each representation

1. To which section of the Neighbourhood Plan does this representation relate?

(Please note that a separate form must be completed for each representation)

Policy Number (Include policy, paragraph or other reference no. if appropriate)	Section 6.1.5, Page 19 of 62. Policy UHG2-General Housing Guidelines is also relevant.
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

Please see box 3 below. We cannot get the text to flow properly in this box.

Name/Organisation Please complete for each sheet	Jim & Jean Stacey
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### 3. What changes would you suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.

Proposed change:

We believe that the reference in section 6.1.5 to the Raymond's Hill site should be removed from the UNP.

OS map reference: SY 3215 9595. Marked on attached photo from Google Earth, which also shows names of roads.

Objection:

As residents of Raymond's Hill, we object to the suggestion at the end of section 6.1.5 of the Uplyme Neighbourhood Plan (UNP) that an agricultural field at the western end of the settlement's open boundary may be suitable for market housing. We feel that it is inappropriate to use the UNP in this way to bestow credibility on the idea of a development that would be highly injurious to the character of our detached settlement and on AONB land. This is an objection that we, and other Raymond's Hill residents, made in the Regulation 14 Consultation: the statement in section 6.1.5 that "there were no adverse comments to any of the proposals" is presumably intended to refer only to the exception sites. We do not consider that our objection is answered adequately by the response recorded in the Consultation Statement: "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."

We note that the Site Appraisal Report (SAR) undertaken for the UNP group recommended simply that the site be "left for an applicant to pursue if desired as an individual planning application to be considered on its own merits"; this despite taking no account of three recent planning applications (most recently, 12/1348/OUT) for the adjacent field fronting Harcombe Road. These were opposed by the Parish Council and rejected by EDDC ("a precedent for further similar development on the south side of Harcombe Road in particular the cumulative effect of which would further harm the distinctive landscape, amenity and environmental qualities of the area and fail to conserve or enhance the landscape character of the Area of Outstanding Natural Beauty"), ultimately supported at appeal by the Planning Inspector ("an unacceptable impact on the character and appearance of the AONB").

We believe that all reference to the site, which was not proposed by the UNP group itself but put forward anonymously at a public event, should be removed from the UNP. Also, that its inclusion is potentially at variance with Policy UHG2.

Background:

Raymond's Hill is more than three kilometres from Uplyme village. There is no residential development for a kilometre beyond "Holme" on its southern boundary along Harcombe Road, which historically has been protected by AONB status and excluded from Raymond's Hill's Built-up Area Boundary (BuAB). In work leading up to the East Devon Local Plan 2013- 2031 it obtained further protection when the BuAB was removed and the settlement reverted to open countryside for planning purposes.

The Devon Landscape Character Assessment for this area (Wootton Hills) talks of "villages clustered at road crossings", specifically citing Raymond's Hill, and includes the guideline: "Prevent the linear spread of development along river valleys and roads wherever possible, to maintain the settlements' characteristic form and peaceful character."

Very significant housing development is already planned in Axminster, only a further three kilometres from Uplyme village centre.

Continue on a separate sheet if necessary

### 4. If your representation is seeking a change, do you consider it necessary to speak at the examination? (please tick one box only)

Please note this will not be regarded as a binding decision but will help us in our planning.

If you select No your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

- No, I do not wish to speak at the examination.
- Yes, I wish to speak at the examination.

Name/Organisation Please complete for each sheet	Jim & Jean Stacey
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**5. If you wish to speak at the examination, please outline why you consider this to be necessary:**

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*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Inspector does not consider it necessary to hold a public examination consideration will be given by way of written representations.*

*Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.*

Signed	Jim Stacey, Jean Stacey
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A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Date	23 January 2017
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**Please e-mail the completed form(s) and any additional information to [localplan@eastdevon.gov.uk](mailto:localplan@eastdevon.gov.uk) or send to Tim Spurway, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL**

