

Uplyme Neighbourhood Plan
Neighbourhood Planning (General) Regulations 2012
Consultation under Regulation 16
Comments Form for the Neighbourhood Plan

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Name: Debbie Turner

Organisation: West Dorset District Council

Position in Organisation: Planning Officer

Address: South Walks House
South Walks Road
Dorchester
Dorset

Postcode: DT1 1UZ

Contact Details: Email: S.Policy@westdorset-weymouth.gov.uk

West Dorset District Council Comments

Given the proximity of Uplyme and Lyme Regis there is undoubtedly a close relationship between the settlements with Uplyme reliant on Lyme Regis for education, employment, retail and health services. Similarly, there is an increasing need for the Uplyme area to aid in meeting the housing and employment needs of Lyme Regis. The existing commitment between East Devon and West Dorset local authorities to work together on cross boundary planning matters in the Lyme Regis/Uplyme area will help to ensure that cooperation continues. It is however important the neighbourhood plan takes into account the interactions between the two settlements and plans positively for them.

The Neighbourhood Plan seeks to keep the identity of Uplyme separate to Lyme Regis. We accept it may be desirable to maintain the separate physical identity of the two settlements; however given the proximity of Uplyme to Lyme Regis the functional relationship needs to be recognised and planned for. We welcome the inclusion within the plan of a statement to this effect at paragraph 5.1.4 however would like to see specific mention of housing need in Lyme Regis within a policy.

It is noted that an assessment of the need for affordable housing has been undertaken and we welcome the inclusion of information on the need for affordable housing arising from Lyme Regis within this. The need as set out in paragraph 6.1.4 seems to be 14 households arising from the Uplyme area and 54 arising from the Lyme Regis area; a total of 68 households. However it appears as though, despite the significant identified need in the local area, the sites proposed to meet this need will only deliver between 16 and 19 new affordable dwellings.

Although the housing needs of Uplyme may be limited the high levels of need in Lyme Regis should not be ignored. Lyme Regis is heavily constrained due to coastal erosion, flooding, topography and the A3052, it is therefore important that that housing needs and future growth of Lyme Regis are not ignored in the Uplyme Neighbourhood Plan. This issue will be especially important when justifying residential development within the extended BUAB of Uplyme.

The duty to cooperate is integrated into National Planning Policy and is reflected in both the East Devon and West Dorset, Weymouth & Portland Local Plans. The following text is also included in the context of Lyme Regis in the West Dorset, Weymouth & Portland Local Plan.

“Development opportunities in and around Lyme Regis are limited due to land instability, highway and landscape constraints....Further opportunities around Lyme Regis, including land in East Devon will need to be explored”.

West Dorset District Council welcome the mention of the East Devon Local Plan which highlights the importance of Uplyme and Lyme Regis working together to deliver the requirements of both communities however we recommend there be a formal policy included in the Uplyme Neighbourhood Plan to take into account cross boundary issues in particular the need for the housing needs of Lyme Regis to be considered in relation to development at Uplyme.

The Uplyme Neighbourhood Plan Appendix A map '*Built-up Area Boundary & proposed amendments*' proposes to alter the BUAB adjacent to the Dorset/Devon border and adjacent to Lyme Regis. It is important that the parish and District Councils work closely with Lyme Regis and West Dorset when proposals are progressed on this and other sites within Uplyme.