

From: [REDACTED]
To: [Localplan](#)
Cc: [REDACTED]
Subject: Uplyme Neighbourhood Plan Objection to submitted plan
Date: 25 January 2017 09:31:59
Attachments: [Objection to submitted plan.pdf](#)

Dear Sir/Madam, please find attached an objection to the submitted plan on behalf of a land owner in the area. Our objection to the consultation draft was dismissed without answering the fundamental issue as to the special interest of the land. The plan generally is inconsistent with the Strategy of the East Devon Local Plan. You cannot have allocated "Exceptions Sites". Exceptions are exceptions, not allocations!

Yours faithfully,

Malcolm Brown FRICS MRTPI

Sibbett Gregory
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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	
Title	Mr.
First Name	John
Last Name	Loosemore
Job Title (where relevant)	
Organisation (where relevant)	Betterment Properties (Weymouth) Ltd.
Address	2 Stavordale, Weymouth,
Postcode	DT4 0AB
Tel. No.	
Email Address	

Agent's Details (if applicable)*	
Title	Mr.
First Name	Malcolm
Last Name	Brown
Job Title (where relevant)	
Organisation (where relevant)	Sibbett Gregory
Address	3 Winchester Place, North Street, Poole
Postcode	BH15 1NX
Tel. No.	
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	Betterment Properties (Weymouth)
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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)	UEN7, Loction E, Appendix F and Proposals Map
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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

See attached sheet. This form is screwed up. Unable to type in right place or to paste.

Name/Organisation Please complete for each sheet	Betterment Properties (Weymouth) Ltd
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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.

Delete Area E.

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	Betterment Properties (Weymouth) Ltd
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5. If you wish to speak at the examination, please outline why you consider this to be necessary:

I wish to see transparency in decision making. I want inspector to examine what is so special about this site and to see what residents of Glebelands think about it. Only one objected to a recent planning appeal for a single dwelling on the land.
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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	
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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	24th January 2017
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Please e-mail the completed form(s) and any additional information to localplan@eastdevon.gov.uk or send to Tim Spurway, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL

The landowner purchased all the land surplus to requirements of the Devon Hotel in 2001 with the benefit of outline planning permission for the erection of 16 dwellings. Both the original and renewed outline permissions and the submitted details in 2001 show a dwelling situated on the subject site. In September 2002 an amended detailed application was approved and subsequently 16 dwellings were constructed and the subject site was left undeveloped. Land south of the subject site was given over to open space and landscaped as such by the developer.

Since 2004 the developer has been actively pursuing the development of this site. A recent application was submitted earlier this year, the planning officer felt that any amenity impact of the previous proposals had been reduced to an acceptable degree. He considered the size and design to be in keeping with other plots on the estate. Viewing the proposal in the context of existing development he considered that the reasons for refusal of the previous applications had been sufficiently addressed and that on balance it was acceptable. This does not suggest the land is demonstrably special to a local community or holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;

The development site at Area E does not serve the community, it holds no particular significance in terms of history, beauty, recreational use or richness of wildlife. Therefore, it fails to satisfy the tests under the first two criterion of the NPPF Para 77.

The evidence for this lies in the fact that none of the residents of Glebelands other than the immediate neighbour objected to the recent appeal. The land is barely visible outside Glebelands.

Although we do not object to designation of area G, this site may also not pass the test, further weakening the case for designation of this policy at site E.

Strategy 27 of the East Devon Local Plan states- Development at the Small Towns and Larger Villages

"The following settlements vary in size and character but all offer a range of accessible services and facilities to meet many of the everyday needs of local residents and they have reasonable public transport..."

The list includes Uplyme.

NPPF Para 76

"...Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

Identification of area E is not consistent with the local planning of sustainable development and does not complement investment in sufficient homes. The neighbourhood plan makes no provision for market housing and is not consistent with the Local Plan Strategy.

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 - Development at Uplyme of the East Devon Local Plan

"The District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council to undertake joint evidence gathering, including on constraints, and if necessary bring forward proposals of an appropriate scale to support the potential long term growth of Uplyme and Lyme Regis"