



East Devon Local Plan 2020-2040

Site Selection report

Uplyme



Summary for SPC 11.09.24

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

1	Introduction.....	4
2	Site Reference Uply_01	7

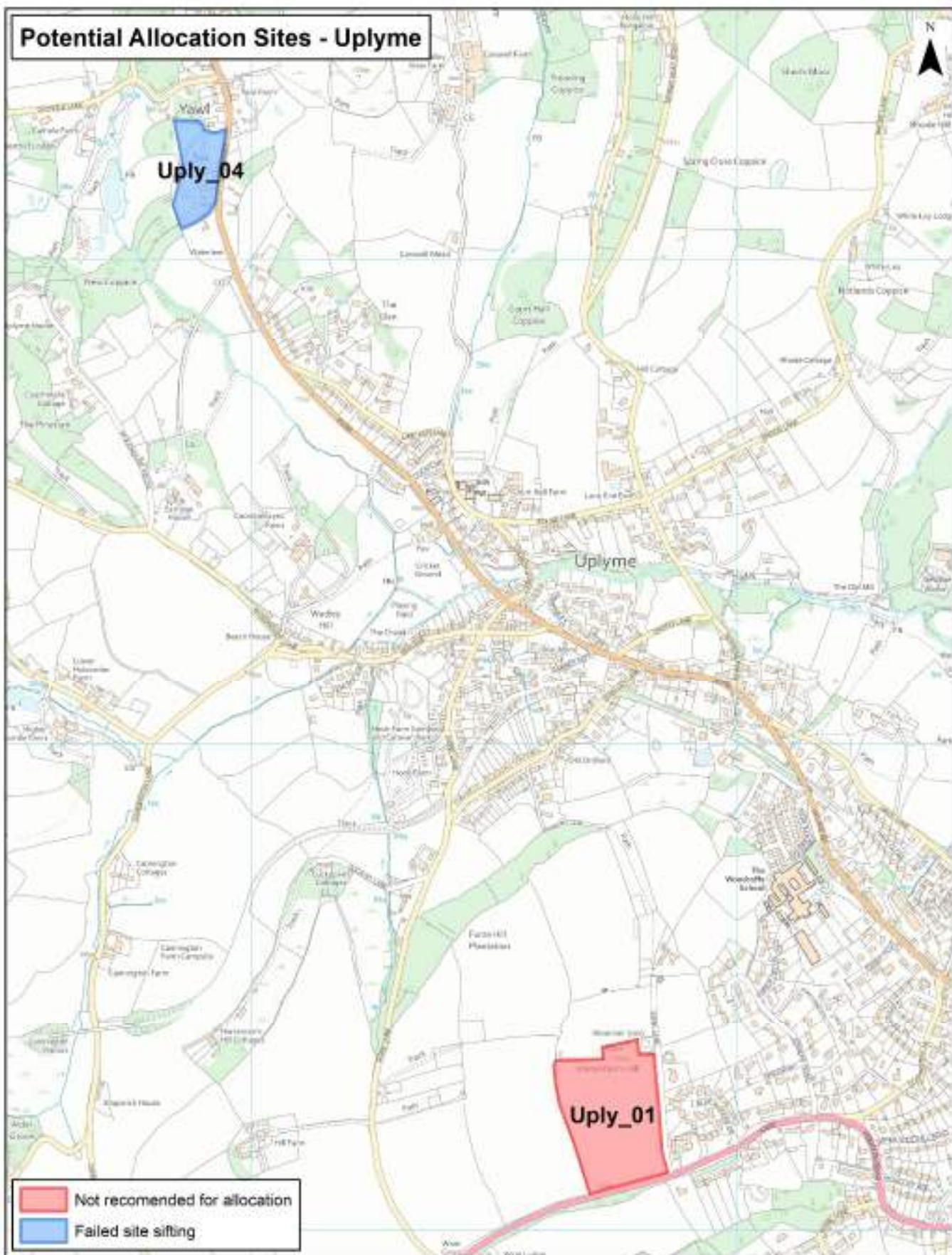
1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Uplyme. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites above which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites (shown on the map below) did not pass site sifting at Uplyme:
 - Uply_04 -not adjacent or well related to Uplyme.

□ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

Potential Allocation Sites - Uplyme



0 0.15 0.3 0.6 0.9 1.2 Kilometers

Figure 1.1: Overview of Site Selection findings at Uplyme

Site reference	Number of dwellings / hectares of employment land	Allocate?
Uply_01	92	No

2 Site Reference Uply_01

Site details

Settlement: Uplyme

Reference number: Uply_01

Site area (ha): 5.1

Address: Land at Sidmouth Road

Proposed use: Residential

Site map



Photos



Looking northwest across site from A3052.



Looking northeast across site from A3052.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that an appropriate and safe access can be achieved from the site onto the A3052 Sidmouth Road, which is on level, ped/cycle and emergency access can be obtained via Shire Lane. Devon County Education advise that there is some capacity to support development at the primary school in Uplyme, but not on this scale and there are no safe walking routes.

Landscape

Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the national landscape when approaching the town from the west – at this point the town is largely hidden from view due to a drop in land levels and vegetation. Overall landscape sensitivity is high – the site is unable to accommodate the relevant type of development without significant character change or adverse effects.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

The site is not within 100 metres of any listed sites. Minor adverse effect predicted (not significant). Site is not within a European mitigation zone.

Accessibility

Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre (in Lyme Regis). Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre. In terms of access to facilities in Uplyme, although these are within 1200 metres in a straight line, pedestrian access is either across fields or along busy and or narrow roads which lack continuous footways.

Other constraints

Grade 3 agricultural land. Planning permission for 120 dwellings was refused in 2015 (ref.15/0851/MOUT)

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The development of around 92 homes on the site (the maximum yield under the HEELA methodology) would help to provide housing to meet the needs of the adjacent settlements (both Uplyme and Lyme Regis).

Yield (number of dwellings or hectares of employment land)

92

Contribution to spatial strategy

The site lies in Uplyme Parish, but adjacent to the neighbouring town of Lyme Regis. The scale of development of around 90 dwellings is proportionate to the town of Lyme Regis.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities for new housing in the area given the physical and landscape constraints. However, the site is highly sensitive to landscape change and it would be very difficult to access services and facilities in the town centre on foot or by cycling. Development would constitute major development in the context of a national landscape.

If whole site is not suitable for allocation, could a smaller part be allocated?

No
