

Mrs Lois Wakeman
Clerk to Uplyme Parish Council



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Planning East Team
East Devon District Council
Knowle
SIDMOUTH
EX10 8HL

18 June 2015

Dear Sirs,

**Planning application 15/0851/MOUT – Land west of Shire Lane, Uplyme
Construction of up to 120 no. residential dwellings (class C3) or up to 100 no.
residential dwellings (50% affordable) (class C3) plus land for care home/extra care
housing (0.5 ha), retained and improved "park and ride" facility, new access and
associated highway and utilities infrastructure and green infrastructure framework.**

Uplyme Parish Council objects unanimously to this application. It has consulted extensively with residents and local organisations of Uplyme and Lyme Regis and taken their views into account when coming to this decision.

Reasons for the decision:

1. The application is contrary to both EDDC and WDDC's current and emerging local plans, specifically:
 - a. EDDC 2006: S5 (countryside protection), EN1 (development affecting AONBs), TA1 (accessibility of new development) and D1 (design and local distinctiveness), and their successors in the emerging plan.
 - b. WDDC 2006: SS1 (Development within the towns & rural areas), SS3 (development outside defined development boundaries) & DA3 (scale & form of settlements and pattern of streets and spaces) and WDDC emerging plan ENV1 (landscape, seascape & sites of geological interest), ENV10 (the landscape and town setting) and COM 7 (creating a safe and efficient transport network)
 - c. It is also contrary to many elements of the Uplyme Village Plan 2006, adopted by EDDC. The emerging Neighbourhood Plan is looking at small groups of houses in hamlets or infill sites, not major greenfield development.

2. The applicants did not offer any pre-application consultation in East Devon on this proposal, relying on a previous event staged in Lyme Regis for a different proposal that was very poorly advertised and solicited favourable responses via biased questions.
3. The site has already been jointly assessed as unsuitable for development by WDDC and EDDC in their SHLAAs. It is outside the BUAB of both Lyme Regis and Uplyme.
4. The site is in the East Devon AONB. Paras 115/116 of NPPF give great weight to preserving landscape and scenic beauty. There are no exceptional circumstances to negate this policy.
5. EDDC and WDDC are now believed to have identified a 5 year land supply, so the presumption for development in an AONB is not fulfilled. No overriding national needs have been identified by the applicant. Lyme Regis and Uplyme are both considered suitable for only limited development in respective emerging local plans.
6. The site is unsustainable in the following aspects:
 - a. Sustainable transport is not encouraged, owing to the steep and dangerous nature of any walking and cycling routes to local schools, shops and medical facilities, and the paucity of public transport past the site.
 - b. The natural environment is neither enhanced nor conserved by the proposal; contrarily the current rural approach to Lyme Regis from the west would be irrevocably spoilt, with consequent economic effects on the tourism industry. Photos used in the visual assessment were conveniently taken when vegetation is in full leaf, and even in summer the current Park and Ride site is visible for miles to the west. At night, street and domestic lighting would mar the dark skies of the area.
 - c. Local schools and medical facilities are already oversubscribed. Mrs Ethelston's (the village school) is turning away pupils despite what the Education Department says. Waiting times for medical appointments can be weeks rather than days.
7. The case for affordable and market housing is not well-supported by identified need rather than desire.
 - a. Those in the greatest housing need, and care home residents, should be offered accommodation within easy reach of facilities and employment. The site offers neither.
 - b. Housing at 80% market value is not affordable for local people, given the high property prices and low wages in the area.
 - c. There are many houses for sale locally, and many more being built in Lyme Regis, Axminster and Seaton.
 - d. Locally, at least 20% of houses are not occupied full-time, and given the example of the Rousdon Estate where almost half of the housing stock is not permanently

occupied, the economic benefit of having extra housing would seem limited, especially as once in their cars, residents would be more likely to go further afield than venture down into Lyme.

8. The proposal would substantially increase traffic locally, which will discourage tourists from visiting and make it even more dangerous to walk on local roads. The traffic survey was not carried out during the summer holidays or school run times.
9. Uplyme is prone to flash floods originating in the goyle northwest of the site, into which significant amounts of surface water drain from adjoining fields downhill of the site. Likewise the footpath from Shire Lane to Barber's Lane is a stream in the winter, flooding gardens below.
10. There would be a permanent loss of good agricultural land.
11. Key consultees, namely West Dorset Highways, Devon Highways, the Devon County Archaeologist, and the Landscape Architect, have already recommended refusal, and others (Housing Strategy Officer, Public Health Directorate EDDC, and DCC Flood Risk) have raised concerns.

Yours faithfully,

A handwritten signature in black ink, appearing to read "L. Walsh". The signature is written in a cursive style with a long, sweeping underline.