



Uplyme Neighbourhood Plan

So ... what is a Neighbourhood Plan?

It is a community-led plan to help guide future development, regeneration and conservation of an area.

It is about the use and development of land & contains proposals for new facilities, improvement and allocations of land for different types of development.

It can deal with housing, employment, transport, heritage and the natural environment. Once approved the Neighbourhood Plan will be used to help make decisions on future planning applications.

The Plan process

Parish Council decided to prepare the neighbourhood plan, and set up a steering group to develop the plan & ensure that it is 'community-led'.

Organisations and interests on the Uplyme Group include:

- The Parish Council
- Mrs Ethelston's School
- Medical and healthcare interests
- Youth and other local organisations
- Environmental specialists
- Local business

Consultations are held with external stakeholders, e.g. utilities etc.

Plan area

Decision on geographical area of the Plan ... in this case, Uplyme Parish.

The Local Planning Authority

East Devon District Council agreed to the plan being prepared for the designated area (Uplyme Parish) after a consultation period.

Funding

Grants were obtained from Locality and East Devon District Council.



Publicity

The proposal to prepare the Plan was publicised locally to ensure local people were aware that the Plan was to be prepared.

A public meeting in April 2014 reported back on the first survey, and the Plan was represented at Uplyme Village Fete in June 2014.

Surveys

An initial survey of all residents of the parish was undertaken in March 2014, and a second one in September 2014. This latter included a separate Housing Needs Survey.

The results have been analysed and are now available to view.

Where the plan is now

Further consultation exercise is being held in January 2015.

It will report back on consultations.

It is also seeking local people's views on the content of the plan, including site allocations for affordable housing and other land uses.

The next steps:

Preparation of the draft Neighbourhood Plan

This will include a written statement, a consultation statement and a proposal map. It will include proposals and policies for:

- Employment
- Housing
- Environmental improvements
- Design of new development
- and other matters.

'Planning briefs' may also be prepared as site-specific guides for development on individual sites.

Pre-submission consultation

A further round of community consultation will take place before the plan is submitted to East Devon District Council.

Examination

The District Council will arrange for the Neighbourhood Plan to be examined by an independent planning inspector, who will assess whether or not it is sound and meets all the necessary regulations. The Inspector may also propose modifications to the Plan.

Modifications

If these are required, then they will also be subject to consultation.

Referendum

Once the Plan has been examined and found to be sound, with or without modifications, there will be a referendum when all registered electors in the Parish will be eligible to vote on the Plan.

Provided more than 50% of those who vote support the Plan, the Local Planning Authority will bring it into force.

Delivery

Once the Neighbourhood Plan is brought into legal force, it will form part of the Statutory Development Plan for the Parish.

Decisions on whether or not to grant planning permission in the Plan area will need to be in accordance with the Plan unless material planning considerations indicate otherwise.

Proposals for improvements in the area will be implemented as part of the plan.