

Uplyme Neighbourhood Plan 2016-2031

Submitted Plan for Examination

Uplyme Parish Council

Regulation 15 Draft, October 2016



Uplyme village centre seen from Horseman's Hill



Foreword

Welcome to the Uplyme Neighbourhood Plan! Neighbourhood Development Plans were introduced by the 2011 Localism Act, to give local people more say about the scale and nature of development in their area, within the context of both strategic planning policy in the National Planning Policy Framework 2012, and local plans – in our case, the adopted East Devon Local Plan 2013-2031.

The Uplyme Neighbourhood Plan relates to the whole of the Parish and includes a wide range of topics: housing, employment, community facilities, transport, and the built and natural environment. The Plan will run until 2031 to coincide with the end date of the Local Plan, but may need to be reviewed before then.

The Plan has been drafted by local people in the Uplyme Neighbourhood Plan Group, following extensive community consultation and engagement over a period of years.

It has been formally submitted to East Devon District Council, which will in due course, arrange for the Plan to be 'examined' by an independent examiner, after which it will be subject to a local referendum before it is finally adopted or 'made'.

Both the Uplyme Neighbourhood Plan Group and the Parish Council very much look forward to receiving any further comments on the Plan. We believe that the plan represents a broad consensus of local opinion, based on what you have told us to date.

Chris James

Chair Uplyme Parish Council & Neighbourhood Plan Group
October 2016

Dedication

This Plan is dedicated to the memory of Peter Roy Whiting, former Chairman of both the Parish Council and the Neighbourhood Plan Group. Without his encyclopaedic technical knowledge of planning and civil engineering, his puckish wit, enthusiasm and dedication, the project would have struggled in its formative stage.

Peter – your presence is sadly missed.





Conventions

Policies in this Plan are included in blue-shaded boxes thus:

The policy number and title are shown at the top
The policy wording appears here as the main body.

{The last paragraph in curly brackets includes references to policies or sections in the National Planning Policy Framework, East Devon Local Plan, and this Plan’s objectives, respectively}

Other important texts to which the reader’s attention is drawn are indicated by different colours.

Quotes from national and local policy are indicated by “blue text in quotes”.

Thanks

Uplyme Parish Council wishes to thank the volunteer residents in the Neighbourhood Plan Group (past and present), and district and county council officers, without whom this Plan could never have been written, and the many local residents and business owners whose comments and ideas helped to shape its contents.



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i **Note:** this is the written statement, but the Plan also comprises other documents listed on page 5.



1 Background

The purpose of the Neighbourhood Plan and what it comprises

A decision was made by the Parish Council to prepare a Neighbourhood Plan for Uplyme in 2013. It established a Neighbourhood Plan Group that includes representatives of a range of organisations and others willing to assist with the project and with some relevant expertise to offer.

The purpose of the Plan is to provide a framework:

- for the promotion and control of new development to support Uplyme's continued prosperity
- to identify the natural and built features in the parish that are of greatest value and that are worthy of long term protection
- to identify and help meet the needs of the local community in the coming years.

The Plan is intended to cover the next 15 years, but may be subject to review. It covers the whole of Uplyme parish and so encompasses the village, smaller settlements and countryside. The countryside is of high landscape value, as recognised through its designation as part of the East Devon Area of Outstanding Natural Beauty (AONB).

A plan of the parish and Neighbourhood Plan Area is included over the page.

The Plan documents comprise the following:

- The plan written statement – *this document*
- The Proposals map (see Appendix I)
- A Strategic Environmental Assessment and supporting document appendices
- Consultation Statement
- Basic Conditions Report

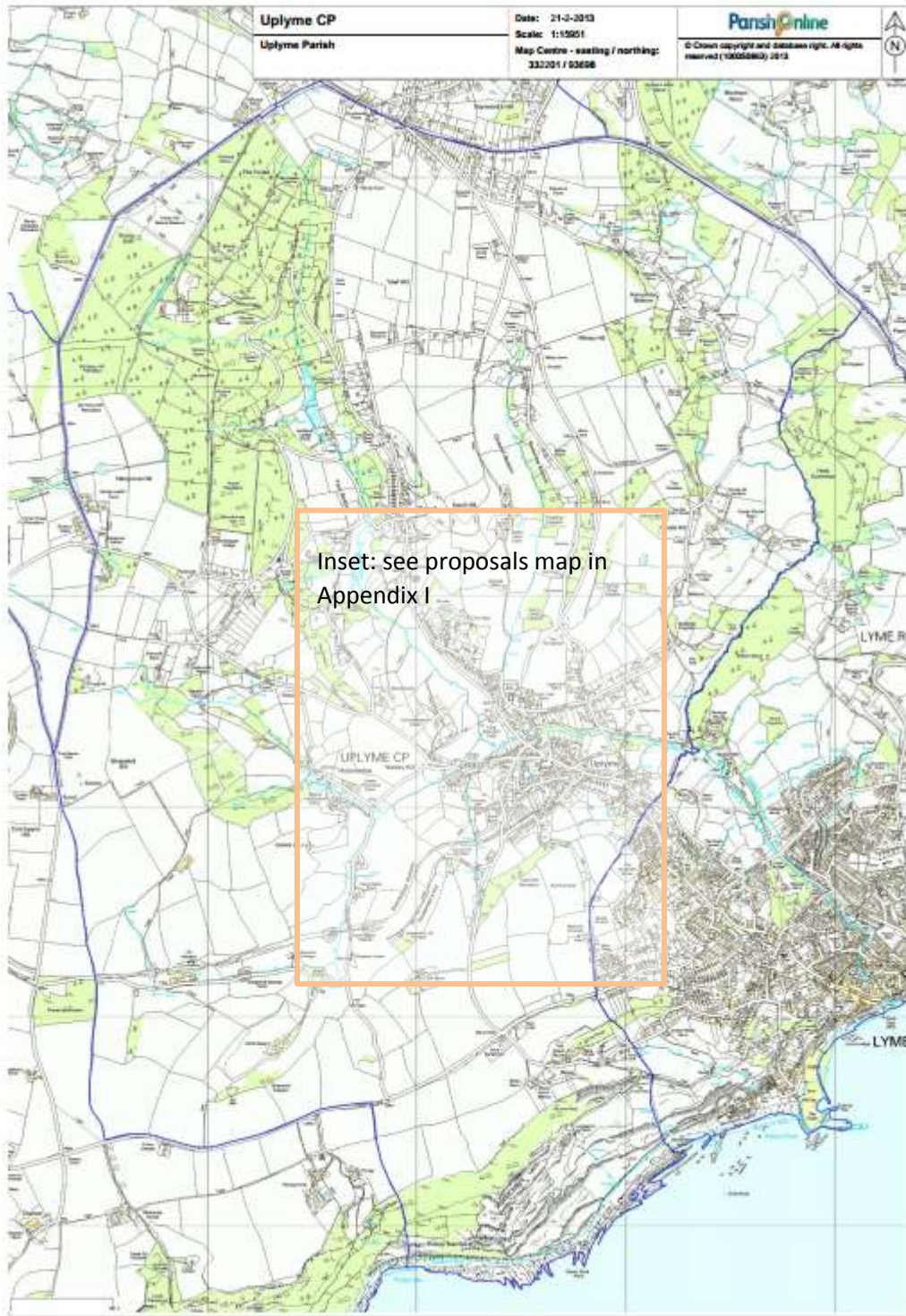
In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), this Uplyme Neighbourhood Draft Plan 2016 – 2031 was published for an eight-week formal pre-submission public and statutory authority consultation, which was subsequently extended for a further two weeks to allow for the summer period, ending on 5 September 2016.

All representations received by the Uplyme Neighbourhood Plan Group, and formal Plan documents, are archived on the Uplyme Neighbourhood Plan website. The Village Hall holds an archive of all documents which may be inspected by anyone with an interest in consulting the evidence base for the Plan. Some documents are confidential, however.

<http://uplymeparishcouncil.org/neighbourhood-plan/>



The Uplyme Neighbourhood Plan Area: Uplyme parish



The parish boundary is indicated in dark blue.



2 Introduction and planning context

2.1 Planning law in England

The main national Planning Acts in force at present include: the Town and Country Planning Act 1990, the Planning and Compensation Act 2004, the Planning Act 2008, the Localism Act 2011, and the Housing and Planning Act 2016. The concept of Neighbourhood Plans was introduced in the Localism Act 2011 and they need to meet what are termed 'Basic Conditions' which means they must:

- generally conform with the strategic policies of the formally adopted Development Plan for the area
- have regard to national policies and advice contained in guidance provided by the Secretary of State
- contribute to achieving sustainable development
- be compatible with European Union (EU) law and human rights obligations.

In addition to the planning acts referred to above, the main policy guidance provided by government is embodied within the **National Planning Policy Framework (NPPF)** of 2012. This sets out guidance to local planning authorities, planning applicants and local communities on how the government expects the planning system to be delivered, in support of both economic regeneration and environmental protection. The NPPF can be viewed and downloaded on the www.gov.uk web site.

2.2 Local and neighbourhood planning policy

Like all neighbourhood plans, the Uplyme Plan has to be in general conformity with the strategic policies in the statutory Local Plan for its area. For Uplyme, this is the adopted **East Devon Local Plan 2013 (EDLP)**, prepared by the East Devon District Council (EDDC) and which sets out policies and proposals for the future development of the whole district until 2031. This Plan was formally adopted in January 2016, having been found 'sound' following examination by an independent Planning Inspector and so its policies and proposals can be used to guide the preparation of the Uplyme Neighbourhood Plan. The Neighbourhood Plan adds more local detail and policies than would be appropriate for inclusion in the district-wide local plan.

The current text and policy for Uplyme in the East Devon Local Plan is shown over the page; the full EDLP can be viewed on the EDDC web site.

It is apparent from the EDLP policy that the Local Plan leaves the scale of future development a matter for further discussion between the various authorities. This Neighbourhood Plan assists in the task of identifying sites for development¹, albeit at a modest scale as exception sites, and so is in general conformity with this Local Plan Policy.

With regard to the *Strategic Environmental Assessment*, EDDC issued a draft Screening Opinion and consulted with statutory agencies: Natural England, Historic England and the Environment Agency. Natural England responded indicating that in its view a SEA was required, and EDDC issued its final Screening Opinion to reflect this view. The other two organisations did not consider it

¹ A planning application for 120 dwellings at Shire Lane/Sidmouth Road has been refused by the District Council and this Plan does not address this site or the associated planning issues in any detail.



necessary. The SEA was subsequently prepared by the Neighbourhood Plan Group and accompanies the Plan itself.

The Plan enables the local community to have an important input into the statutory planning process, by including local policies to reflect the vision and objectives of the Plan; such policies will assist in determining planning applications and have two balancing aspects:

1. controlling the way that land is developed within the parish over the plan period, helping to protect land from development and ensuring that the high quality of the local environment is maintained, and
2. providing an opportunity to plan positively, supporting local development as outlined in the NPPF, by including policies aimed at enhancing the quality of future development within the parish.

If the Uplyme Neighbourhood Plan successfully passes scrutiny by an independent examiner, and then is subsequently supported by a local referendum, the Plan will be formally 'made' or adopted. The policies will then be used by the Local Planning Authority in making decisions on applications for planning permission. These should be determined in accordance with the Development Plan unless material considerations suggest otherwise.

The policies in the Uplyme Plan will also be important if planning appeals are held in the area, following refusal of planning permission by EDDC. These are decided by an independent inspector from the Planning Inspectorate, and the Uplyme Neighbourhood Plan policies will be taken into account in any appeal, if they were referred to in the reasons for refusal of planning permission.

As indicated above, the Uplyme Plan will be subject to examination by an independent examiner, and will then need to be supported by more than 50% of electors voting in the required referendum. Importantly, the Plan also has to be supported by EDDC, the Local Planning Authority. Once it has been formally adopted, the Uplyme Plan and its policies will, together with the East Devon Local Plan (as well as the Devon Minerals Plan), form part of the local Development Plan for the area.

Uplyme Parish Council is currently a consultee on planning applications, so EDDC takes account of these comments when determining applications. This process will remain the same after the Uplyme Plan has been adopted, but comments made referencing the policies in the Neighbourhood Plan will be given greater weight by the local Planning Authority.

EDLP: Uplyme and Lyme Regis

The village of Uplyme in East Devon lies close to the coastal town of Lyme Regis in West Dorset. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the surrounding countryside, and there are also constraints of land instability and highway access that limit development potential in and at both Uplyme and Lyme Regis.

At Uplyme aspirations for development are modest whereas at Lyme Regis there is a local (Lyme Regis) expression of need for housing and employment, although this is not quantified through formal local housing and employment needs assessment in this area.

East Devon District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council (and the County Councils and other partners) to ensure over the long term that the most appropriate solutions to meeting the local needs of both communities are fully understood and explored and thereafter expressed in future policy documents, including neighbourhood plans.

In terms of future development patterns, Uplyme and Lyme Regis are considered to be suitable only for limited local growth, rather than strategic or significant growth.

Strategic Policy 26C – Development at Uplyme:

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



The adoption of the Uplyme Plan will therefore give the local community a greater voice in determining the nature and quality of new development, and in assessing its impact on the natural and built environment. However, it must be emphasised that neighbourhood plans were never intended simply to be a mechanism for opposing the principle of new development.

2.3 Local and statutory input

The Uplyme Plan includes objectives and development control/management policies aimed at ensuring that the Vision of the Plan is met. They are also drawn from views expressed in the public consultation exercises. The policies have to meet planning requirements and be concise and clear. They cover a range of subject areas including housing, employment, community facilities etc. and are set out in detail below. These policies aim to guide and enhance the quality of future development within Uplyme parish and help meet local needs, especially for affordable housing.

The Uplyme Neighbourhood Plan has been prepared by local people within the Plan Group and is the result of extensive consultation over the past three years, with the broadest possible range of local people and organisations, statutory agencies, and the County and District Councils. (See section 12 for a summary timeline of consultations, and the *Consultation Statement* for detailed information.)



Masters Close, affordable housing in Uplyme

It has therefore been written to reflect, as far as possible, the requirements and views of a diverse community, including residents, local businesses and those who work in the parish. Most importantly, it identifies a few 'exception' sites within the area for new development, with a focus on the need for affordable housing. (Exception sites outside the Built Up Area Boundary (BUAB) are allowed by a provision in the NPPF to encourage rural affordable housing.) Development could also take place on sites within the defined BUAB for the village, which has been reviewed as part of the Plan preparation process. A BUAB map is included as Appendix A.

3 Uplyme – parish and village

Uplyme village is located a mile and a half inland from Lyme Regis – the westernmost town in Dorset – but is just over the boundary in the County of Devon. The village is situated where five short but deep valleys join to form the valley of the River Lim (or Lym), which enters the sea at Lyme Regis.

The Parish of Uplyme has an area of 3,618 acres, (1464 hectares) or 5.65 square miles. It surrounds Lyme Regis on its western and north-western sides, stretching from the sea cliffs on the south to the ridge tops on the west, and adjoins the parishes of Combpyne/Rousdon, Musbury, Axminster, and Wootton Fitzpaine. A short section of the coastline lies within the Parish and is part of the Dorset & East Devon Coast (Jurassic Coast) World Heritage Site, designated by UNESCO in 2001.

Historically, Uplyme dates back to pre-Roman times. The village witnessed stages of the Civil War and the Monmouth rebellion. Judge Jeffreys is said to have tried the Duke's followers at Court Hall. Mention is also made of Uplyme in the Domesday Book.



3.1 The general pattern of settlement

3.1.1 Uplyme and environs

The old core of Uplyme village consists of a cluster of historic buildings around the Church of St Peter and St Paul; it includes Court Hall Farm and the village school (Mrs Ethelston's Primary Academy), together with a cluster of properties south of the river, a triangle of narrow streets, and the Talbot Arms pub. The two clusters are connected by Church Street, which dips steeply across the river, with an open paddock between. The area is described in more detail in section 10.1.2.



The Church, Court Hall Farm and Knapp House

Historically, the road inland from Lyme Regis only reached Uplyme's eastern fringe, turning north there to access the plateau beyond by the steepest route (the Springhead Road). A track through woods led on to Uplyme. Only in 1832 was a turnpike road built through Uplyme and up the Yawl Valley, the central and longest of the valleys radiating from it. Despite lying on this route, Uplyme long remained a small village clearly distinct from Lyme Regis. Along the intervening mile were a few early buildings – the toll house where the Springhead Road turned off, the Black Dog Inn, the New Inn, and the Uplyme Rectory (later becoming the Devon Hotel and now Rohaise Court).

The main highway is now the B3165, which in various sections is known as 'Uplyme Road', 'Lyme Road', and 'Axminster Road'. It is one of only three roads out of Lyme Regis, connecting with Axminster and the rest of Devon.

Even in earlier centuries, Uplyme, despite its confinement to narrow valleys, was described as a "scattered village". In the 20th century there was ribbon development along the main road, filling in much of the gap from Lyme to Uplyme, and continuing for half a mile beyond the village on one side of the road only; as well as development along roads such as Pound Lane, Whalley Lane and Venlake. After the 1947 Town and Country Planning Act, new building mostly took the form of infill, for instance on the slope in front of the church. Characteristic of this type of growth and period are cul-de-sacs, such as Ethelston's Close and Venlake Close.

The beginning of the 21st century brought two large developments, facing each other across the main road: Barnes Meadow,



The Barnes Meadow green, and the B3165 going north



which has a grassy slope containing the war memorial on the roadside frontage, and Glebelands, developed within the gardens and environs of the former Devon Hotel.

Architectural character makes a significant contribution to the charm and character of the village. Buildings, walls, grassy areas and trees all help to define public areas, which are attractive features within the local environment. Much of the old street pattern in Uplyme is reinforced by chert garden walls, some of which are very high, as well as hedges and Devon banks that also play an important part in defining boundaries, roadways and external spaces.

The importance of the historic core of the village is recognised by the inclusion in the Plan of a proposal for a conservation area (see section 10.1.2).

3.1.2 Hamlets and farms

In considering the Neighbourhood Plan, it is important to emphasise that as well as the village itself, the parish of Uplyme contains many smaller settlements. The most substantial is Yawl, along the main road, with its continuation, Burrowshot. Farms, together with clusters of houses forming small hamlets and isolated houses are scattered across the parish; around Ware near the coast; along the Cannington valley; Shapwick (see the back cover) and Holcombe; up Woodhouse Hill; at Cathole; along the Springhead and Rocombe lanes; and along the Harcombe valley.

3.1.3 Raymond's Hill

At Raymond's Hill, a suburban area of housing has developed over a period of many years, starting with the speculative sell-off of building plots north of the A35 in Axminster parish between the wars, and spreading south over the A35 into Uplyme parish.

Although characterised by low density housing development along a number of roads, Raymond's Hill does have the benefit of a shop/post office, public house and good access. It is adjacent to the A35 trunk road and has good bus services to the East, West and to Lyme Regis.

3.2 Uplyme - some facts and figures

Population figures in the 2011 census demonstrate that the usual resident population of Uplyme was 1663 in 825 households, contrasted with the 2001 census, when the respective figures were 1405 people in 643 households; representing an 18.3% increase in population. In 2011, 93 dwellings had no usual resident (empty properties, second homes or holiday lets). This is a large number for a Parish this size and makes up 11% of all dwellings. The age profile is skewed towards the older age groups, with the parish having over 23% in the 45-59 age group and over 16% in the 65-74 group, both higher than East Devon and Devon as a whole.



Young and old enjoying the Uplyme Fête

Over 90% of residents live in an unshared house or bungalow with over 80% owner occupation, and included within this figure are 55% who own their property outright. Under 6% are in social rented properties; with 9% in private rented accommodation; both less than for East Devon and Devon. Nearly 70% of households are one family households, with nearly 30% being single person households.



Uplyme is well served by a regular bus service between Bridport, Lyme Regis and Axminster (X51 and X53) but census figures show that over 40% of households have one car or van and over 50% have two or more vehicles, with only approximately 8% of households having no car.

About 60% of the population is economically



Produce and cookery at the Summer Show

active; of the rest, almost 30% are retired, with a small proportion of people caring for family, students, or long-term sick/disabled, and only just over 1% unemployed and not looking for work. Of those approximately

58% working, just over 20% are self-employed. Of the employed, over 65% work in managerial, professional and skilled trade occupations; all higher percentages than East Devon and Devon; the remainder identify themselves as working in caring, leisure, retail and other services, with few factory-based workers.

The general picture that emerges from this data therefore is that of a community characterised by older age groups (many retired), with a high percentage of home ownership, and good access to transport and employment.

This is contrasted by the relatively low percentages of people in the lower age groups and a small percentage of social rented housing.

One of the key aims of the Neighbourhood Plan is to try and redress this imbalance by promoting more affordable housing for younger people trying to make a start on the 'housing ladder', in whatever form. This approach has strong local support, as demonstrated through public consultation, and is referred to in section 6.1.3 and in the *Consultation Statement*.

Uplyme Neighbourhood Plan – the Vision

“We recognise that Uplyme village and its surrounding Parish is a special place to live, lying within an Area of Outstanding Natural Beauty, and bordered by England’s only natural World Heritage Site. We aim to maintain these qualities, whilst enhancing the rural and built environment by allowing limited and appropriate development — to include the provision of affordable housing — to meet the needs of local people for the next 15 years, in a way that will not compromise future generations and will encourage the maintenance of a sustainable and balanced community.”

4 Vision and objectives of the Plan

In order to set the framework for preparing the Plan, a **Vision** for the Plan was developed in the light of early consultation responses.

To help in delivering the overarching Vision for the Plan, a series of **strategic objectives** was developed by the Neighbourhood Plan Group in the light of early consultation responses.

Strategic objectives

- A. To satisfy the diverse housing needs for all by meeting changing demographic and social requirements.
- B. To keep housing development to small scale and designed to a high quality which is sustainable, reflecting the local character and distinctiveness of the area.
- C. To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.



- D. To protect and enhance the natural and built environment of the parish, including its landscape, geological assets, built heritage, archaeological sites and wild-life habitats.
- E. To support the local economy through its existing businesses, and by encouraging new enterprises and facilities that enhance commercial effectiveness and employment opportunities.
- F. To reduce vulnerability to impacts of climate change, particularly flooding.

The development of the Plan is intended to ensure that the vision and objectives are met through the implementation and delivery of the Neighbourhood Plan and its policies.

5 Strategic planning issues

As this Neighbourhood Plan has to have regard to the National Planning Policy Framework and be in general conformity with policies in the East Devon Local Plan, where Neighbourhood Plan policies are highlighted below, cross reference is made to the relevant NPPF and Local Plan Policies. This also helped in the preparation of the *Basic Conditions Statement*.

5.1 Development principles

5.1.1 National Planning Policy Framework

The NPPF has a presumption in favour of sustainable development, but also emphasises the importance of the Development Plan which should be the basis of decisions on planning applications (Section 11 of the NPPF). Once approved, this includes the Neighbourhood Plan. Section 16 of the NPPF highlights the need to reflect strategic policies in the Local Plan and to provide a local framework for development in Neighbourhood Plans. This approach is being followed.

5.1.2 East Devon Local Plan

As set out in section 2.2 above, the East Devon Local Plan recognises that there are constraints to development in Uplyme and the approach is modest, with the policy stating that “... if necessary, proposals will be brought forward for Uplyme”. This Plan therefore acknowledges this objective.

The EDLP also contains a number of strategic policies that are of significance to Uplyme, in addition to the *New Policy for Uplyme* set out in section 2.2. These policies aim to support the overarching Strategy 3 Policy of securing sustainable development, which is defined as “Conserving and enhancing the environment; the prudent natural resource use; promoting social wellbeing; encouraging sustainable economic development and taking a long term view of our actions”.

This concept is supported and echoed in this Plan and its policies.

One of the key EDLP policies relevant to Uplyme is Strategy 27 *Development in small towns and villages*.

This policy is of significance as it includes Uplyme as one of a number of settlements in the District that “... 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. They will have a Built-up Area Boundary that will be designated in the East Devon Villages Plan though they will not have land specifically allocated for development”.



5.1.3 Uplyme Neighbourhood Plan

Consultation responses clearly indicate that local residents value the community and environment of Uplyme, but have concerns about traffic, over-development and the importance of maintaining its individual identity, given its proximity to Lyme Regis.

This plan represents the most detailed and local level of planning, but the policies in the plan are set within the context of both the NPPF and the EDLP, as indicated by the cross-references to these two documents beneath each Neighbourhood Plan policy.

5.1.4 Cross-border working

Uplyme Neighbourhood Plan Group and the Parish Council are committed to working with local District and Town Councils to agree a long term strategy for growth in the wider area, as set out in the *New Policy for Uplyme* in the EDLP.

6 Settlement and housing

This section is guided by Plan strategic objectives A and B:

- A. To satisfy the diverse housing needs for all by meeting changing demographic and social requirements.
- B. To keep housing development to small scale and designed to a high quality which is sustainable, reflecting the local character and distinctiveness of the area.

Like many other Neighbourhood Plans, housing growth and development is one of the key issues for the Uplyme Plan. The District Council has not identified Uplyme as a suitable location for major growth, but it is expected that new small scale housing and facilities which take place within the BUAB, as well as potential *exception sites* for affordable housing, will be delivered. These may take the form of rented housing through a social housing provider, shared equity housing (part ownership/part rent), and potentially starter homes, sold at below market price to younger people, as well as self-build schemes. Agricultural and forestry workers' accommodation and rural conversions may also be possible in special cases.

Policy USD1 – Presumption in favour of sustainable development

Planning applications which accord with the policies in the Neighbourhood Plan and the Local Plan will be supported unless material considerations indicate otherwise. Planning permission will also be granted if the Neighbourhood Plan is silent or out of date on the matter, unless any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework and Local Plan.

{NPPF sections 18-219, EDLP strategy 3, UNP objectives A-F}

It is very clear from local public consultation that affordable housing for local people commands considerable support. Of the 809 questionnaires sent out in 2014, 188 were returned, representing a 23.2% response. Of those that responded to the question about affordable housing, 87% were in favour of development to meet the housing needs of local people, and 20 individuals expressed interest in self-build and 15 in group self-build.

The Parish Council commissioned a Housing Needs survey, which was completed in October 2014; see section 6.1.4 for more details.

Reference was also made to the potential for converting larger properties into flats and the general desire for smaller scale developments compatible with local services and facilities, rather than larger housing estates. Uplyme is therefore not a community that is resistant to housing



development, but recognises that modest growth is needed to secure and maintain a balanced community in terms of both housing tenure and age structure. The challenge is to ensure that this objective is achieved through the Neighbourhood Plan.

6.1 Settlement and housing policies

Some of the key EDLP policies related to housing are:

- Strategy 3 Sustainable development
- Strategy 6 Built up area boundaries
- Strategy 7 Development in the open countryside.

6.1.1 Built-up area boundary

Uplyme has had a specified Built-up Area Boundary in both the previous and current Local Plans. EDDC reviewed and rationalised such boundaries within the district, removing what are considered to be anomalies. The BUAB for Uplyme was also reviewed during the preparation of the Neighbourhood Plan, and subject to community and EDDC consultation. The suggested revised BUAB is shown on the Proposals Map (Appendix I). This has been informally confirmed by EDDC Planning Officers, but EDDC as Local Planning Authority will be responsible for formally amending and confirming the revised boundary. It will be challenging to achieve a balance between the aims of managing future development within the BUAB over the next 10 to 15 years, whilst simultaneously achieving modest growth in building new houses.

Policy UHG1 – Built-up Area Boundary

The Built-up Area Boundary (BUAB), for Uplyme (and proposed amendments) will be retained in the position shown on the Proposals Map. Proposals for development within the BUAB will be supported, subject to detailed requirements of other policies in the Neighbourhood Plan being met.

{NPPF sections 11, 16, 183, 184, 185, EDLP strategy 6 and strategic policy 26c UNP objectives A-F}

The advantage of this approach is that BUABs are a clear planning tool for guiding, controlling and identifying the limits of development for an individual village. BUABs can prevent undesirable building sprawl at the edge of settlements and, in the case of the Uplyme, are likely to restrict building to small scale developments on infill sites within the boundary.

Whilst there is a presumption in favour of building within BUABs, all planning applications must still satisfy national, local and neighbourhood planning policies and requirements.

6.1.2 General development guidelines

Policy UHG2 reflects community wishes for new build development to be in harmony with the character of its surroundings. There is concern that in the past, planning decisions have not always given sufficient regard to these local factors.

As described in more detail in section 10, Uplyme parish is characterised by extensive areas of trees and woodland. Therefore, where appropriate, applications for new housing or business development should include an arboricultural assessment, to identify opportunities for preserving existing significant trees as well as providing new tree planting. Such assessments should include a landscape implementation plan.



To ensure that new development has a minimal environmental impact, applications should also include techniques that promote energy conservation and reduce energy demands for heating and lighting.

Policy UHG2 – General housing guidelines

Applications for new housing development within the BUAB and on exception sites will be supported provided they:

- ❖ demonstrate high quality design*
- ❖ use materials and detailing that reflect local themes and distinctiveness in the vicinity of the development site*
- ❖ incorporate sustainable construction techniques and energy conservation measures within their development proposals*
- ❖ do not result in the loss of land of local amenity or recreational importance unless an alternative space of equal or greater size, quality and convenience were to be included as part of the proposal*
- ❖ do not damage but, where practical, enhance biodiversity, landscape and historic interests*
- ❖ take into account the current AONB Management Plans, Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment.*

Regard will also be had to prevailing scale, massing and density in the locality and the general development design principles as set out in the Village Design Statement in Appendix H.

{NPPF sections 56, 57 and 58, EDLP policy D1, UNP objectives A, B, D}

6.1.3 Exception housing development

In view of the community aspiration to secure affordable housing for local people, the approach adopted is to support infill development within the BUAB, whilst also proposing a number of small scale *exception sites* (that is, sites which may be granted planning permission for affordable housing where market housing only would not be consented). However subject to negotiations, these may include an element of market housing, to help make the social housing schemes viable, all of which it is anticipated should be developed and co-ordinated by Housing Associations or similar social housing providers.

Exception sites (outside the boundary) could also include self-build schemes, the conversion of existing rural buildings into residential or holiday accommodation, or specific cases where the need for a dwelling to meet essential agricultural or forestry requirements can be justified.

Any future development should have regard to the existing policies for the safeguarding of the area's protected status within the East Devon Area of Outstanding Natural Beauty (AONB), and other relevant policies contained in the Local Plan, and this Neighbourhood Plan.

Policy UHG3 – Exception housing development

Affordable housing schemes delivered through rural exception sites, and the conversion of suitable existing buildings, will be supported, subject to detailed requirements of other policies in the Neighbourhood Plan being met.

(Although this policy is part of the EDLP, it is considered to be particularly relevant to this Plan as it provides the context for subsequent policy.)

{NPPF sections 54 and 55, EDLP strategies 6, 7 UNP objectives A, B}



Whilst there have been extensive changes to general Permitted Development regulations in recent years, which allow changes of use without the need to apply for planning permission, these do not apply within AONBs, which is a designation affecting the whole of Uplyme parish.

6.1.4 Housing need and proposed exception housing sites

Public consultation indicated, on all occasions, a clear desire for genuinely affordable housing for local people. A number of potential sites have been identified for small scale housing schemes, all located outside the BUAB for Uplyme. As such they are termed *exception sites*; for affordable housing, which can include rented or shared equity to meet local needs, subject to any requirements arising from the implementation of the Housing and Planning Act 2016.

EDDC's guidelines require the type of affordable housing to reflect local need; this is typically 70% rented and 30% shared equity or similar affordable housing. However, the latest Uplyme Neighbourhood Plan Housing Needs Survey (2014) primarily identified a need for seven rented homes, although self-build was also requested by a number of respondents. More recent evidence from the East Devon Housing Team/ Devon Home Choice has indicated that a further seven households have joined the waiting list since 2014, falling within different categories or 'bands' of need requiring affordable / social housing. In addition there are 54 people on the WDDC housing waiting list who live in Lyme Regis or have local connections.

Affordable homes will be subject to a Section 106 agreement under the Planning Act, to control and restrict the tenure in perpetuity. Once completed the affordable homes should be managed by a Housing Association.

For shared equity housing on exception sites in the East Devon AONB, the percentage of ownership that can be secured by a tenant would be limited to 80%, so that the houses could not be sold, unrestricted, on the open market.

Policy UHG4 – Exception housing sites

The following sites are proposed as exception housing sites, as defined on the Proposals Map, to be developed by social housing providers/housing associations for at least 66% affordable housing with up to a 33% element of market housing.

Tappers Knapp/Springhead Road

The site is 0.89 acres (0.36 ha) and is well located close to existing amenities within Uplyme. Access would have good visibility in both directions and is capable of being provided without highway danger. The topography of the site lends itself to an interesting layout of a small scale affordable housing development, of 8-10 frontage dwellings. The site is not prominent in the landscape and development would not adversely impact upon other dwellings. Supplementary landscaping would be required on the western edge of the new development in order to soften its impact when viewed from higher ground to the west.

Masters Close

The site is 0.27 acres (0.11 ha) at the northern end of Masters Close is suitable as an exception site, subject to this being considered for a small scale development of at least 4-5 houses, essentially to 'round off' the recently developed affordable housing scheme. It is a suitable site in the light of its overall attributes, namely: accessibility, proximity to services, school, highway access etc. It would be set down well below the road level, minimising visual prominence with supplementary landscaping required on the northern boundary, to mitigate the visual impact of the development at the gateway to the village.

Lime Kiln Lane

In principle, a small scale affordable housing exception site scheme of approximately four houses could be accommodated on the frontage of this site of 0.42 acres (0.17 ha) without undue landscape or other impacts. Peripheral landscaping will be required round the development to integrate it well within the surrounding landscape.

{NPPF section 54, EDLP strategies 6 , 7, UNP objective B}.



The allocation of rented affordable housing by the relevant providers (in Uplyme, Devon Home Choice) is also controlled by the terms of Section 106 agreements, which are expected to favour those who have a local connection to Uplyme, then cascading to adjoining named parishes and finally from the district. This uses housing register information held by Devon Home Choice, in nominating individuals from the Common Housing Registers.

6.1.5 Site assessments

– to identify sites for development including affordable housing

During the consultation exercise undertaken in January 2015, attendees at the exhibition / consultation event were invited to identify, on a map of the parish, sites which they considered might be suitable for inclusion in the Neighbourhood Plan for housing development, including affordable housing. A total of six sites were identified through this process. In addition a *Call for Sites* was subsequently made to ensure that any member of the public or landowner could highlight any sites he/she wished to be considered for inclusion in the plan. This was published online, and in the *Parish News*, with notices also posted in the Village Hall, The Talbot Arms pub and local shop/ filling station.

All sites identified through the consultation event, through the Call for Sites, and other sites that have emerged through planning applications, have been examined as part of this assessment process using a standard site assessment pro-forma. This pro-forma was subject to prior consultation with EDDC which confirmed that the approach planned was comprehensive. Examples of these assessments are appended to the *Strategic Environmental Assessment*.

This process has been followed consistently for all sites identified, to ensure equitable consideration. The proposed sites have been discussed with the EDDC Planning Team and Devon County Council (DCC) Highways. As a result of this exercise, the sites now included in the Plan were subject to public consultation in January 2016, and considered by the Parish Council; there were no adverse comments received in relation to any of the proposals.

The Neighbourhood Plan Group has held discussions with three housing associations;

- the Guinness Partnership, which currently owns and manages houses in the village, is interested in considering further affordable housing sites with a mix of tenures in Uplyme.
- Hastoe and Yarlinton Housing Associations have properties in local villages, and are also interested in principle in considering development of affordable housing on exception sites within Uplyme, subject to forward planning.

The policy of mixing affordable housing with some market housing to help cross subsidise the affordable elements is supported by the Associations and has worked well on other sites in the locality.

In addition, outline planning permission was granted in December 2015 for four houses on an exception site at the junction of Venlake and Cannington Lane, three of which are affordable and one to be sold on the open market.

No exception sites have been identified for Raymond's Hill, but there may be some scope for limited market housing on the southern side of Harcombe Road, where the current row of housing terminates, provided the frontage trees and hedge are retained. The land to the south of the road has an existing agricultural access, which has good visibility. Any planning application would be a matter for consideration by EDDC as Planning Authority.



6.1.6 Conversions of rural buildings

In a rural locality dominated by its AONB status, development opportunities that do not impact upon the wider landscape are limited. Conversions of redundant barns and other farm buildings can however provide opportunities for new accommodation and a valuable and appropriate re-use of buildings, which could make a positive contribution to the local character of the area, as well as meeting housing needs.

In this context, the Plan proposes that the conversion of rural buildings, other than those in isolated locations with no nearby built development, be considered for both residential and business purposes, subject to standard planning criteria being met.

Policy UHG5 – Rural building conversions for residential use

Planning applications for conversions of suitable redundant farm and other buildings in rural areas will be favourably considered for residential use, providing that:

- ❖ *the proposals are consistent with protecting the character and landscape quality of the East Devon Area of Outstanding Natural Beauty*
- ❖ *the buildings are capable of conversion rather than requiring rebuilding or disproportionate extension*
- ❖ *the design approach is appropriate and sympathetic to the building, surroundings and wider context*
- ❖ *traffic, access, landscaping and general amenity considerations are satisfied.*

{NPPF sections 17 and 28, EDLP strategy 38, policy D8, East Devon AONB Landscape Character Assessment, UNP objectives A, B}

7 Employment and business

This section is guided by Plan strategic objective E:

- E.** To support the local economy through its existing businesses, and by encouraging new enterprises and facilities that enhance commercial effectiveness and employment opportunities.

Uplyme is not an employment centre as such, and it is perhaps not surprising that employment issues did not feature as a priority in the community consultation responses, although the need for support for business is recognised and this issue has been addressed in the Plan.

A business survey has been undertaken with a view to identifying small business that do operate in the area, many involving self-employed people and home working. The survey identified a very wide range of business activities based in Uplyme.

The national trend of more people working from home is reflected in the parish of Uplyme.

Understandably, given the proximity to Lyme Regis, Uplyme also has a number of businesses providing accommodation for tourists which include:

- Bed and breakfast in the Talbot Arms and the Old Black Dog Tea Rooms, as well as private homes
- A number of self-catering establishments, both large and small



The Old Black Dog Tea Rooms



- The Hook Farm Caravanning and Camping site with static caravans and serviced pitches for touring caravans, camper vans and tents; this is the largest tourist accommodation provider in the parish.

Farming only employs a small number of people, but has a very significant impact on the landscape of the parish; important for visitors and residents alike.

7.1 Establishing the needs of businesses in Uplyme

Consultation between members of the Plan Group, their contacts and networking with local residents resulted in over 80 businesses being identified, operating in diverse fields of business. This includes sole traders, couples running partnerships, limited companies, employers of local/non-local people, and those working from home, including some providing online services or goods. There are also some small workshop areas which provide valuable space for small businesses.

A questionnaire, which is provided as an appendix to the *Consultation Statement*, was sent by email or delivered to all known business owners in the parish, asking them how the neighbourhood plan process could assist them to develop/improve their businesses. An article in the *Parish News* also invited businesses to contact the Neighbourhood Plan Group with details of their business and their business needs.

7.1.1 Results of the business/tourism questionnaire

The majority of the workforce in businesses based in the parish – excluding the school and the church – is self-employed. Most businesses are over 10 years old, only four were two to six years old, and the majority do not employ staff. 95% of the businesses were home based and all businesses expected to be continuing over the next 10-15 years, but few expressed the need for additional space.

The main business that requires additional space for expansion is the local shop/filling station, where there could be potential to provide additional retail space.



Uplyme Filling Station and Village Shop

The two main issues raised by those who completed the questionnaire were that broadband was not efficient or fast enough to meet the needs of today's businesses and that mobile phone reception was poor.

The former is being addressed through the provision of superfast broadband in the village, which will be available to many who wish to pay for this enhanced service, although outlying businesses will probably not be able to take advantage, especially in the north and west of the parish.

However, mobile phone coverage is more problematic, and it will be necessary to engage with providers to campaign for a better, faster service in Uplyme homes and business premises, which of course may require additional masts in the area.

It was suggested that there should be signposting from the A35 pointing potential clients in the direction of Uplyme businesses, although another view was expressed that business expansion should not be encouraged in Uplyme, because Axminster and Chard already provided premises that are better suited to business expansion.



7.1.2 Business policies

Policy UEM1 – Business development

New business development and uses will be supported subject to fulfilling all the following criteria:

- ❖ *the scale and nature of the proposals would not have significant adverse impacts on the amenities of adjoining businesses and householders, on the landscape of the AONB or on sites designated for their biodiversity or geodiversity importance*
- ❖ *the scale and nature of the proposals would be compatible with other land-use activities*
- ❖ *any increase in traffic resulting from the proposal can be safely accommodated on the local road network*
- ❖ *they use sustainable forms of construction, providing energy conservation measures and renewable energy*
- ❖ *provision is made for parking appropriate to the needs of the development.*

{NPPF section 28, EDLP strategy 2, policy E5, UNP objective E}

As indicated above, a number of businesses operate from home, which perhaps disguises the level of economic activity in the local community, as these businesses are not readily visible. It is considered important that where appropriate, these and other businesses should be supported and encouraged to expand if desired.

Policy UEM2 – Promote range of businesses

Proposals that support the development of local businesses, including small scale social enterprises that meet the needs of the community and the creation of ‘live-work’ units, will be permitted provided that they:

- ❖ *contribute to the character and vitality of the local area*
- ❖ *do not have a significant adverse impact on the landscape of the AONB*
- ❖ *do not detract from residential amenity, and*
- ❖ *do not adversely impact upon road safety*

The residential element of any live-work unit would have to demonstrate a specific need for that aspect of the development.

{NPPF section 28, EDLP strategy 27, policy E5 UNP objective E}.

Policy UEM3 – Conversion of rural buildings

Planning applications for conversions for business uses of suitable redundant farm or other buildings in rural areas should be favourably considered, providing that:

- ❖ *the proposals do not have a significant adverse impact on the landscape of the AONB*
- ❖ *the buildings are capable of conversion rather than requiring rebuilding*
 - ❖ *the design approach is appropriate and sympathetic to the building and its surroundings*
- ❖ *traffic, access, landscaping and general amenity considerations are satisfied*

{NPPF section 28, EDLP strategy 27, policy E5 UNP objective E}.

Any business developments should be sustainable, employing passive standards, and environmentally-favourable methods including heat recovery and ground or air source heating, SUDs, solar PV and hot water, grey water recycling, and green roofs.

Farm and other buildings in the outlying parts of the parish also have a potential role to play in supporting businesses and providing premises as acknowledged in policy UEM3.



7.1.3 Tourism

It is fully recognised that the planning system can have the potential to support local business development or otherwise. Reference is made above to tourism and the Hook Farm Caravan and Camping site which accommodates a significant number of visitors (mainly but not exclusively in the summer periods). It has recently applied successfully for an extension to its camping areas and this was supported locally, in recognition of the importance of this facility to the local businesses and economy (shop, pubs, petrol station etc.) and the provision of employment within the village.

Policy UEM4 – Tourism uses and development

Proposals for the development and expansion of tourism-related businesses will be supported providing that:

- ❖ *the scale of development is small and proportionate to existing activity and the immediate locality*
- ❖ *the potential impact on neighbouring residential properties is acceptable having regard to potential noise and disturbance*
- ❖ *they do not have a significant adverse impact on the landscape of the AONB and are mitigated by extensive landscaping and visual screening*
- ❖ *traffic, access and highway issues are satisfactorily addressed*

*{NPPF sections 23, 28, EDLP strategy 2, policy E5
UNP objective E}*

7.2 Re-use of the current school for business centre

As noted in section 8.3.2, there is a longstanding proposal to build a new school in Uplyme on a site adjacent to the Village Hall. When this takes place, consideration will need to be given to the re-use of the existing school site and buildings.

The school is owned by a Trust. It has been suggested that the site could be made available for conversion to a small business centre for office and professional services (Use Classes A2 and B1). This will provide the first location in the village where a number of self-employed and/or small businesses can operate, with the potential for efficient use of shared services. The implementation of this policy may however be dependent upon the funding arrangements for the new school.

Policy UEM5 – Business centre

The re-use of the current school land and buildings as a small business centre (for Classes A2 and B1) will be supported subject to the relocation of the school to the proposed new site on the Lyme Road.

*{NPPF section 28, EDLP strategy 31
UNP objective E}*

8 Community facilities and activities

This section is guided by Plan strategic objective C:

- C. To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.

Consultation exercises have emphasised the perceived value of local footpaths, the promotion of cycleways and generally supported local recreational facilities. Increased provision for teenagers, the need for indoor sports classes, some improvements at the village hall, provision for the elderly and reference to the planned new school (with some differences of view on the suitability of the proposed site), were highlighted.



8.1 Uplyme in the context of Lyme Regis and Axminster

As would be expected, due to its size and rural nature, not all facilities are provided in the parish. The neighbouring towns of Lyme Regis (1 mile) and Axminster (4 miles) have many additional facilities such as doctors’ and dental surgeries, sports/leisure centres, supermarkets, local and national shops, banks etc.

8.2 Parish/village facilities

8.2.1 Village Hall

The present village hall, owned by a registered charity, was opened in October 1994 and replaced a previous structure dating from 1923. The hall is booked by many local groups on a regular basis and is a popular venue for weddings, parties, dances and fund raising events. It is home to Uplyme Pre-School, and there are changing facilities for the Uplyme Football Club at the rear of the hall.

The building has a minor extension to provide more storage facilities for Pre-School, together with junior toilets and a baby changing area. It has an enclosed patio and parking spaces at the front and rear. This parking is used by groups that have booked the hall and also as the only off-road parking available for parents dropping their children off at Mrs Ethelston’s school. The parking and congestion issues will be addressed when (if) the proposed new school is built on the adjacent site.

Policy UCF1 – Expansion of community facilities

Proposals for the expansion of local community facilities will be fully supported, to ensure that these facilities continue to support the needs of the local community, subject to impacts of traffic / noise, and on local character and the amenity of residents being acceptable.

{NPPF section 28, EDLP strategy 27
UNP objective C}

8.2.2 Scout Hut

The Scout Hut is owned by the Scouting Association and situated in Rhode Lane. The premises are used by the local scout groups and are regularly hired by a number of local organisations and for other events.

8.2.3 Parish Church and cemetery

The parish church of St. Peter and St. Paul is a mediæval building which underwent major restoration in 1876. Changes to the interior of the building over the years have made it more adaptable for various church services and events, as there is no church hall. The church is surrounded by a closed churchyard, whilst the adjacent cemetery is owned and maintained by the Parish Council. The Parochial Church Council has indicated that it requires land for more car parking (currently in the road outside the church, school and surroundings), particularly to allow for coaches or minibuses to deliver parishioners and visitors closer to the church, which runs a number of fundraising and entertainment events in addition to regular religious services.



Church of St Peter & St Paul and churchyard



8.2.4 Village shop and filling station

The shop and filling station is sited in the village centre and includes a Post Office and car wash facilities (see photo on page 21). The shop provides local employment and is well supported by local residents and visitors, as parking is available and the shop has extended hours of operation, which are valued. Many locally sourced products are sold in the shop. The filling station is the only one in Uplyme and Lyme Regis, and this therefore draws in extra people, which is of benefit to the business.

8.2.5 Public houses/tea room

The Talbot Arms is situated in the village. It provides meals, overnight accommodation and various events, and is home to the Uplyme Morris Men. The Hunters Lodge Inn is on the A35 at Raymond's Hill and provides meals, quizzes and other events. The Old Black Dog Tea Room is situated on the Devon/Dorset border and serves meals, provides bed and breakfast accommodation, and is a venue for local groups for meetings and events.

Clearly the above facilities and businesses can only thrive if local people, as well as visitors, continue to use the services they offer. It is therefore important that the local community appreciates this and responds accordingly.

8.2.6 Mobile library

A mobile library calls for approximately one hour once a month at the Village Hall front car park and at Rocombe. Permanent libraries are situated in Axminster and Lyme Regis.

8.3 Education

8.3.1 Uplyme Pre School

This is a registered charity and operates successfully from the village hall. It is a major user of the hall, and runs a number of sessions every week.

8.3.2 Primary school – Mrs Ethelston's CE Academy

Sited in Pound Lane, this very popular school is regularly oversubscribed. High numbers of pupils are accommodated by temporary classrooms on this small site. The Trustees of the school have purchased a new site adjacent to the Village Hall and obtained outline planning consent for a new school building three years ago, with a renewal of consent currently under consideration. Funding is not currently available but is being actively pursued by the Governors and Trustees. On the advice of EDDC, whilst the proposed new school site is identified on the Proposals Map as it is not yet built, it is not currently shown as being within the BUAB.

Policy UCF2 - Education

The relocation of the Primary School – Mrs Ethelston's CE Academy – to a new site adjacent to the village hall, as illustrated on the Proposals Map, is supported and endorsed.

In principle, any proposals for the provision of school buildings to meet the educational needs of Woodroffe School within Uplyme parish will also be supported, subject to consideration of detailed plans and potential impacts of traffic and noise on the residential amenity of nearby properties.

*{NPPF section 28, EDLP strategy 27
UNP objective C}*



<p>A Adventure playground fun for all ages with a range of play facilities</p>	<p>B Barnes Meadow a development of traditional style houses built in 2009</p>	<p>C Tennis Courts a big attraction in Uplyme next to the playing fields</p>	<p>D Devon Court Former rectory and hotel, converted into housing</p>	<p>E Rev. & Mrs Ethelston's grave in the churchyard</p>
<p>F Filling Station Murco fuel and popular village shop/post office</p>	<p>G The Glen natural beauty and riverside walk to Lyme Regis</p>	<p>H The Uplyme Village Hall 1902, rebuilt 1991, used by many local organisations</p>	<p>I In Memoriam Uplyme War Memorial, with many more in the local churchyard</p>	<p>J Thursday Cottage Jam locally hand-made for years by the Cobins</p>
<p>K King George V Field sport for all, on one of 471 memorial fields in England</p>	<p>L 1st Lym Valley Scouts Scouts, Cubs and Beavers use the well equipped hall in Whalley Lane</p>	<p>M Mrs Ethelston's School built in his wife's memory by Rev. Charles Wickstead Ethelston in the 1870s</p>	<p>N New Inn Corner now flats in a former village pub, near Whalley Lane</p>	<p>O The Old Black Dog now a B&B and tea room, built as a hotel in 1916, then a public house</p>
<p>P The Post Office originally in Whalley Lane, then at Whittaker & Pines Road</p>	<p>Q Queuing for the bus at the stop near the Talbot Arms, one of the few local bus stops</p>	<p>R The Uplyme Rectory Rhode Lane, built in 1935 & occupied by Rev. Kate Woolver</p>	<p>S Stafford Mount public garden owned by the Parish Council near the bus stop</p>	<p>T The Talbot Arms only remaining public house in the village, one of three originally</p>
<p>U Uplyme Parish Church medieval, restored in 1876</p>	<p>V The Viaduct on the branch line Lyme-Dorchester, closed from 1963-1965</p>	<p>W Whalley Lane in the centre of the village, location of former shops and public house</p>	<p>X X-roads Springhead Road, Rhode & Pound Lanes and Tappers Knapp all join here</p>	<p>Y Yawl Hill Lane lane between Raymond's Hill and Uplyme, with many houses</p>
<p>An A to Z of Uplyme</p>		<p>Artwork and research by the Year 6 pupils of Mrs Ethelston's CE Primary Academy, Uplyme, in June-July 2015</p>		<p>Part of the Uplyme Neighbourhood Plan Project, sponsored by Uplyme Parish Council</p>
			<p>Inspired by Common Ground's Local Distinctiveness projects</p>	<p>Z Zambia Project Church fundraising for clean water in village districts</p>

Above: The 2015 A to Z poster, created as part of the Neighbourhood Plan project



Mrs Ethelston's CE Academy

for display in the school, Village Hall, and Church. This has been a successful way of engaging local young people in the Neighbourhood Plan exercise and may be repeated in future years.

The primary school has been actively involved in the Neighbourhood Plan process through the preparation of the 'A-Z' poster, based on Common Ground's Local Distinctiveness project (see page 26). This involved final year students in 2015 undertaking a field survey of the village, identifying locally distinctive features, taking photographs and preparing sketches and paintings. Many of these are included in the poster, which has also been reproduced and provided as a large banner

8.3.3 Secondary school – Woodroffe School

This is located in Lyme Regis, but Uplyme forms part of its catchment area. The school has playing fields and land in Uplyme parish and consideration has been given to a new school building there, but again the question of funding has yet to be resolved. The school tennis court can be used by the air ambulance service as a landing area. The school sports hall and gym are also made available to the community out of school hours.

8.4 Sports and informal recreational facilities



King George's Field, with the football field behind, on the left

8.4.1 King George's Field

The playing field is owned by Fields in Trust and is managed by a group of Trustees. There is a tennis court which can be booked, and Uplyme and Lyme Regis Cricket Club have a pavilion on the site. There is a children's play area, maintained by the Parish Council, and a croquet lawn. The field is used by Mrs. Ethelston's School, the Pre-School and a number of local sports groups. It is also available as a landing area for the air ambulance service.

8.4.2 Football Pitch

The football pitch in Venlake Lane is owned, used and maintained by the Uplyme Football Club and its changing facilities are in the Village Hall, which is just a short walk away.



8.4.3 Stafford Mount

This small public garden is provided for the informal recreational use of residents and visitors. It is maintained by the Parish Council.

8.4.4 Millennium Copse

This area of steeply sloping open land is adjacent to the Barnes Meadow estate. It is to be transferred to the Parish Council, who will maintain the area as a green open space. It includes a footpath from Whalley Lane to the B3165, and forms part of the area of Local Green Space as proposed in Policy UEN5.

Policy UCF3 – Sporting/recreational facilities

Proposals for the improvement of or provision of new sporting, social and recreational facilities on the sites within the parish will be supported, providing they do not significantly impact upon the character and appearance of the area or the amenity of neighbouring residents. New sites easily accessible by sustainable means will be especially supported.

*{NPPF section 28, EDLP strategy 27
UNP objective C}*

9 Transport, highways and pedestrian access

This section is guided by Plan strategic objectives C and E:

- C.** To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.
- E.** To support the local economy through its existing businesses, and by encouraging new enterprises and facilities that enhance commercial effectiveness and employment opportunities.

Traffic – both volume and speed, the need for more pavements and general traffic management attracted significant comment during all consultation exercises.

Note: DCC is the statutory Highway Authority and has been consulted during the preparation of the Neighbourhood Plan. It is fully recognised that any improvements to the highway will have to be agreed and co-ordinated by the Highway Authority.

9.1 Getting around

Public and private transport, public paths

The public transport links that serve Uplyme parish are:

1. the X51 bus, which provides a half-hourly service from the village centre to Axminster including the train station, and Bridport/Dorchester (including Dorchester Hospital).
Axminster station (via bus link) connects to Exeter and Waterloo.
2. the X53 bus, which provides an approximately 2-hourly service to Poole and Exeter via the A3052 along the south of the parish,
3. the 9 bus, providing an hourly service from Lyme Regis to Exeter also via the A3052,
4. and the 899 mini coach provides limited services from Lyme Regis to Seaton via the A3052.

During public consultation, there were no comments nor any requests for an increase in bus services, reflecting what is a good service for a rural community.

The Axe Valley/West Dorset Ring and Ride community transport service covers the hamlets and more remote properties, providing regular shopping trips and outings. Recently a voluntary “Help at Hand” service was instituted, to provide transport for the elderly and infirm.



The majority of parish residents travel to work or elsewhere by car, and much traffic passes along the B3165 to and from Lyme Regis, particularly between April and October. Therefore it is not surprising that traffic flow, traffic speed and the lack of pavements in certain locations are high on the list of community concerns. Indeed, these were noted in the 1989 Uplyme Appraisal and were repeated in the Parish Plan in 2005, but the major issues have still to be addressed.



The Glen, part of the East Devon Way

the accessibility of the footpath from Uplyme to Lyme along the river, which is being investigated.

There are many public footpaths passing through the parish, including the South West Coast Path and the East Devon Way, and one permissive path. The lack of cycle paths was raised during the consultation process. Recently, some signage on the footpaths and

bridleways has been improved by volunteers, funded by the Parish Council. There is potential for improving

9.2 Traffic, roads and safety issues

The main issues raised during the consultation process were:

- The junction of the B3165 and the A35 at Hunter's Lodge
- The speed of traffic on the B3156 through the village
- The lack of pavements on at least two stretches of the B3165
- Crossing the B3165 to the village hall
- Parking and the traffic implications of the use of the proposed new school site on the B3165.

The Parish Council will support the securing of contributions by Planning or Highways Authorities from section 106 and/or Community Infrastructure Levy (CIL) funds as appropriate, towards the highway schemes referred to below.

9.2.1 The A35 – B3165 junction

The junction of the B3165 and the A35 has been a major concern for those living within the parish for many years. The problem is the time taken, especially in the summer months, to join the A35 in either direction; the queue to join the A35 can be 200 metres long. This issue has been subject of much recent discussion (June 2015 to date) between Highways England, the County, District and local Parish Councils.

To date, in the opinion of the Parish Council, there has not been a satisfactory outcome, which would involve the provision of traffic lights, but according to Highways England this would cause collisions and lead to unacceptable delays due to the staggered nature of the junction.

Highways England considers that easier options such as extending the area of speed restriction on the A35 and widening the B3165 at the junction to facilitate two lane access to the A35 would do little to solve the waiting time and these are not currently being considered, although land has been offered to enable widening of the B3165 specifically for the latter purpose. The latest plan is shown in Appendix D.



Hunter's Lodge junction, early C19th
(from a historic photos project undertaken as part of the Neighbourhood Plan)



A secondary issue is that travelling towards Uplyme, there is a bus stop less than 30 metres down the road. This causes delays to traffic turning from the A35, which often have to queue whilst crossing the middle of the A35, which is clearly dangerous. For traffic turning left from the Bridport direction, this is a blind corner. There is no footway or pedestrian waiting area at the bus stop, meaning waiting passengers must stand in the carriageway in significant danger. There is a need to move the bus stop and/or to provide a lay-by for the buses.

Whilst the limited planned improvement to the A35/B3165 Junction at Hunter’s Lodge is supported, representations have been made to Highways England to provide traffic lights at the junction, to ease congestion and improve highway safety. The Parish Council also intends to continue to press DCC regarding widening the B3165 and moving the bus stop.

9.2.2 Absence of pavements in centre of village



Missing pavement outside Stanbury, on the left, with village chicane behind

Traffic passes through the village on the B3165 at speeds sometimes in excess of 30mph, despite a mini-roundabout, a raised table crossing from the Village Hall to the steps to the church/school, and a chicane by the Talbot Arms. Traffic speed through the centre of the village is a particular concern because there is a stretch of road outside Stanbury where there is no pavement on either side of the road (see above).

The pavement runs on each side of Stanbury, but is interrupted outside the property by a garden wall projecting to the edge of the road.

Pedestrians, including adults with pushchairs and small children, plus school age children walking to school, are at constant risk. Respondents to consultation strongly argued for a pavement or another chicane including a footpath to be installed in this location.

Respondents also suggested lowering the speed limit to 20mph², which has been implemented elsewhere in East Devon where a similar situation occurs. This should apply to the length of the B3165 extending through the built-up centre of the Village.

Representations will therefore be made to DCC to secure a limit of 20mph on the B3165 through the built up area of the village and to secure traffic calming at Stanbury.

Policy UTR1 – Traffic calming at Stanbury

Either a traffic calming chicane to include a footpath within the highway outside Stanbury’s boundary on the B3165, or alternative footway arrangements on the opposite side of the highway, would be supported to improve access to village facilities for pedestrians and improve highway safety.

*{NPPF sections 32, 35, EDLP strategy 50
UNP objective C}*

9.2.3 Dangerous road between Barnes Meadow and Crogg Lane

On the B3156 between Barnes Meadow and Crogg Lane, there is no pavement on either side of the road, and stone walls also encroach on both sides. There is very poor visibility for both

² Note: these are not legally enforceable.



pedestrians who are forced to walk in the road, and for vehicle drivers. There is no room for other vehicles to pass when a large vehicle is travelling through this stretch.



Dangerous stretch of B3165 near Crogg Lane

This is an extremely dangerous stretch of road for pedestrians, especially:

- for unaccompanied children walking to and from Woodroffe School (as well as to Mrs Ethelston’s) each day at peak times
- during the summer when the road is very busy with holiday traffic
- at night when drivers cannot see pedestrians, who are forced to walk in the carriageway.

Two alternative plans to install a chicane and a pavement on the northern side have already been drawn up by DCC Highways and it is considered that installation should take place as a high priority. The alternative plans are shown in Appendix E.

DCC Highway Officers have been consulted and have approved the transport section of the Plan, but subject to further design and consultation on scheme options including formal County Council approval and the need to address funding, all of which is understood.

Policy UTR2 – Pavement near Crogg Lane

The plan prepared by Devon County Council – to install a chicane and traffic calming measures on the B3165 near the Crogg Lane junction where the road narrows and there are no footways – is supported as a high priority. Financial contributions that may be secured from new development in the village by the local authorities, including through the Community Infrastructure Levy, could be used to assist in funding this much needed safety improvement.

{NPPF sections 32, 35, EDLP strategy 50, UNP objective C}

9.2.4 Crossing the B3165 by the Village Hall



L: Current raised table. R: Montage of pedestrian crossing

Between the village hall and the steps to the village centre there is already a raised table, which as previously noted, has little effect on speed, as it is not particularly visible or a real deterrent to speed.

A significant proportion of village school children arrive by car, and the Village Hall

car park is used to drop off and pick up. The raised table outside the hall is used as a road crossing and is often manned by a crossing patrol officer at the beginning and end of the school day. However this does not cover the pre-school or any other users of the village hall. The table has blister type tactile surfacing on each side to alert visually impaired people to the crossing place. Respondents to consultation have suggested that a proper pedestrian crossing should be installed and this is illustrated in the montage above.



Representations will be made to DCC to install a pedestrian crossing on the raised table by the Village Hall in the interests of highway safety, notably for children who cross here regularly, on the way to school and when accessing the playing fields and Village Hall.

9.2.5 Park and Ride car park

A site on the Sidmouth Road within Uplyme parish has been used in recent years as a park and ride site to serve Lyme Regis, where parking is severely constrained and insufficient to meet the high demand during the summer. The site was subject to a temporary planning consent, now lapsed, but a longer term proposal is anticipated and has the support of Uplyme Parish Council, in recognition of the contribution it can make to alleviating congestion in Lyme Regis and consequent benefits to local businesses serving tourists.

9.2.6 Parking on the B3165

Concerns were expressed about parking on the B3165 opposite the eastern end of Venlake towards Glebelands. Cars are parked in this area 24 hours a day, seven days a week and two-way traffic is not always possible. The view of the Devon and Cornwall Police is that the parked cars act as a traffic calming measure and that without the parked cars, traffic would inevitably increase speed up the hill towards Lyme Regis. This would add to highway danger generally and especially at the narrow point near Crogg Lane, where traffic speeds would inevitably be even greater than at present. This would exacerbate the problems highlighted above and in Policy UTR2.

10 Environment

This section is guided by Plan strategic objective D:

- D.** To protect and enhance the natural and built environment of the parish, including its landscape, geological assets, built heritage, archaeological sites and wild-life habitats.

10.1 The built and historic environment

Historic features and landscape

Within Uplyme, there is evidence of Stone Age activity, the site of a Roman villa, ownership of lands by Glastonbury Abbey and a church on the same site for at least 1200 years. Features have been recorded as historically important s, for example:

- **Listed buildings** – buildings protected by law as nationally important such as Court Hall Farm, the Old Rectory and the Viaduct. There are 35 Listed Buildings and structures (six at Court Hall alone) within the parish.
- **Scheduled monuments** – also protected by law for their national importance, such as the Holcombe Roman Villa site and Shapwick Hill tumuli.
- **The Historic Environment Record**, which is a Devon record of all known sites of archaeological or historic importance. There are 175 of these across the parish, including the limekiln in Lime Kiln Lane, the Old Mill off Rhode Lane, various cottages, the Uplyme War Memorial, old field boundaries and the WW1 knocker on the Church door!



The Old Mill, on the East Devon Way



- The **Devon/Dorset border** on the eastern side of the parish is understood to be one of the oldest such boundaries in the country, with consequential historical significance and interest.

Features of historic importance are highly valued. Many are highlighted in the 2004 *Book of Uplyme* and the earlier Parish Map inspired by Common Ground which hangs in the Village Hall. Consultation responses revealed the popularity of the Church and churchyard, and the Cannington viaduct as the favourite man-made features in the parish, closely followed by old cottages and farm buildings throughout the parish.



Cannington Viaduct

Policy UEN1 – Historic character

Development proposals will be assessed with regard to their potential impact on recognised assets or features of historic value and to the contribution they make to the character and culture of Uplyme. Where appropriate, planning conditions will be imposed to mitigate impacts or further investigate a site’s historic or archaeological value. Schemes that would result in substantial harm to such assets will not be supported.

*{NPPF section 124, EDLP policy D1
UNP objective D}*

Most development in the parish is likely to be in or around the built up area of the Village or the 18 hamlets or farms where there is most potential for features of historic interest to be revealed. These historic assets, which provide such an important layer of character and identity to Uplyme should be protected and respected in the course of any future changes in the parish.

Policy UEN2 – General design

All new development within Uplyme should demonstrate a design that respects and reflects the character and appearance of the surrounding area.

Development proposals will be supported where they:

- ❖ *use good quality materials that complement the existing palette of materials used within the parish*
- ❖ *are innovative to achieve low carbon sustainable design*
- ❖ *ensure safe access for pedestrians, cyclists and other road users*
- ❖ *provide adequate external amenity space, refuse and recycling storage, car and bicycle parking, to ensure a high quality and well managed streetscape*
- ❖ *use green hedging and/or trees for highway and other boundaries wherever possible and in keeping with the existing street scene.*

*{NPPF section 124, EDLP section 22.14, policy D1
UNP objective D}*

10.1.1 The Village Design Statement

The Village Design Statement has been written for planning applicants, developers, architects and designers in order to establish the basis for change or development, so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with and have respect for the distinctive character of their area of the village. It is intended that Planning Officers and Councillors at all levels will use it to guide their consideration of relevant planning applications, and likewise, any other bodies which plan any form of development or alteration of the environment of Uplyme parish, including local authorities and statutory undertakers.



The Village Design Statement is provided as Appendix H, and describes the distinctive character of the village in more detail. It has regard to the following:

- The landscape setting of the village
- The shape and grain of settlement
- The nature of the buildings themselves
- Design principles based on the distinctive local character.

Local distinctiveness

The village of Uplyme and wider parish includes several areas that have their own distinctive character, and these differences need to be recognised, protected and enhanced, when planning applications are considered within the parish.

One of the larger historic areas is the central area around the village school, Church Street and extending across the B3165. As a result of its visual character and importance to the village, it is proposed to recommend that this area be designated as a Conservation Area (see below).

Policy UEN3 – Scale

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominant or significantly change the character of the village. Any proposals for new development should reflect the grain, density, quality and materials of the immediate area within which it will be located.

*{NPPF section 126, EDLP strategies 5, 46, 49
UNP objective D}*

Other areas – such as that between the entrance to the village by the Old Black Dog and extending to Whalley Lane – whilst not quite having the same degree of architectural character or historic importance, add diversity and local interest.

Other areas are recognised more because of their landscape features such as banks, hedgerows or trees rather than their buildings, whilst in the outlying areas, the parish is characterised by a somewhat more scattered form of development, with many properties set within heavily landscaped settings.

An aim of the Neighbourhood Plan is to acknowledge the different character of spaces within the village and parish to protect, strengthen and enhance the character of each. It follows that development that would be acceptable in one part of the village may be unacceptable in another. In this way, the diversity of character that is Uplyme can be strengthened over time.

10.1.2 Proposed Conservation Area for Uplyme

A conservation area is defined as: “An area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” – Planning (Listed Buildings and Conservation Areas) Act 1990.



L: looking down Church Street R: Court Hall Farm



The purpose of a conservation area is not to prevent all development, but rather to enable its careful management. Various factors contribute to the special character of a conservation area. These include:

- the quality of buildings,
- the historic layout of roads
- paths and boundaries
- boundary treatments and patterns of enclosure
- characteristic building and paving materials
- uses and associations
- the quality of the public realm and contribution made by trees and green spaces.

EDDC has a duty to determine which parts of the district are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate them as conservation areas. The proposed Conservation Area for Uplyme embraces a number of different elements of differing character, but which are physically linked by the roads and lanes through the village. The proposed Conservation Area centres on the Church and its churchyard, Court Hall and its associated outbuildings – both important listed buildings – and extends to the other more historic parts of the village. This is described in more detail in the separate *Conservation Area Proposal* document, which is appended to the *Strategic Environmental Assessment*.

The Neighbourhood Plan is not the appropriate mechanism for designating a Conservation Area as this can only be done by the Local Planning Authority. However, discussions have taken place with the EDDC Planning Team and these will continue, with a view to it designating part of Uplyme village as a Conservation Area, with the proposed boundary shown in Appendix B and on the Proposals Map (Appendix I).

10.2 The natural environment

The Uplyme community greatly values the extraordinary beauty and variety of the whole parish landscape, its wildlife and its historic interest. Of particular value is the contribution made by the green spaces along river and wildlife corridors, the trees and historic features that add to the character of the village, within and adjoining the built-up area.

Whilst accepting the need for change, these features need to be respected and enhanced by a combination of careful development and positive action by landowners, agencies and individuals.

The whole of Uplyme's 1464 hectares lie within the East Devon AONB which was designated in 1963. It is a national designation, the primary purpose of which is to conserve and enhance natural beauty. To the east, Uplyme's boundary is contiguous with the Dorset AONB.



Wildflowers on a Devon bank, Cannington Lane

The parish is characterised by five valleys, farmed plateaus and hillsides, woodlands and a landslipped coastal edge, punctuated by small linear hamlets and farm buildings, quiet lanes and a high concrete railway viaduct which has



become the symbol of the parish and this Plan. Numerous local responses to consultation were very positive in expressing appreciation for Uplyme’s countryside and coast, unspoiled hillsides, woodlands, hills and the associated tranquillity. In particular, respondents did not wish to lose the green gap between Lyme Regis and Uplyme, or see development in the flood plain or on open hillsides.

Consultation was also undertaken with key statutory and other consultees; notably Natural England, the Environment Agency, the East Devon AONB Team, the Forestry Commission, the Devon Wildlife Trust and Biodiversity Records Centre, Woodland Trust, DCC Access and Historic Environment Teams, and the Jurassic Coast Team. These organisations confirmed their support for the approach being adopted in the Neighbourhood Plan, and the three key statutory agencies further endorsed it in their Regulation 14 responses.

The main issues and concerns considered during the preparation of this Plan and/or raised during the consultation process related to:

- Landscape
- Forestry, woodlands and trees
- Wildlife
- Flood risks and rivers

Each topic is explored in more detail below.

10.3 Landscape and farming

The greatest proportion of land in the parish is farmed, an activity with the greatest influence on land use. There are now far fewer holdings than in the past, with arable, sheep, beef and dairy now the main enterprises on larger farms, with several smallholdings devoted to raising young stock or horses and horticulture.

Major landowners in the parish see little possibility or incentive for significant changes to the existing pattern of farming.

The NPPF calls for “great weight to be given to conserving landscape and scenic beauty in National Parks and AONBs”.

The EDLP provides guidance on development in the countryside. The Local Plan cites the Landscape Character Assessment for East Devon undertaken in 2007 aimed at ensuring “that development proposals reflect distinctive character, qualities and sensitivities of an area, and maintain local identity”.

This policy applies to the entire parish outside the village, and underscores the acceptance of development and change in the landscape which ensures the viability and continuity of farming practice essential to maintain landscape quality, but also ensures the purposes of AONB status are met.

Policy UEN4 – Farm diversification

Proposals for development that enable farm diversification or for changes required for agriculture or land management practices, which respect or enhance the natural beauty of the AONB, will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.

*{NPPF section 11.5, EDLP strategy 46
UNP objective D}*



10.4 Forestry, woodland and trees

Forestry and woodlands cover extensive areas of the parish. Some major blocks are Forestry Commission owned or managed, with most of these and other large areas in the north-west around Trinity Hill and in the Yawl Valley. Elsewhere, there are a number of smaller woodlands at Rocombe, Harcombe, Holcombe and on some steeper hillsides. These, together with the considerable number of hedgerow and individual trees, give the whole of Uplyme the impression of a well wooded landscape, especially when viewed from the village and nearby roads.



Looking north from Barbers Lane

The hidden landscape of Uplyme’s mile-long stretch of Undercliff south of the A3052 is largely self-sown ash woodland, whilst in the Lim Valley, the Glen is a remarkable walled riverside woodland of specimen trees, originally planted as a setting for the former Uplyme Rectory (see photo on page 29).

In response to the second questionnaire, 64% mentioned appreciation of the rural landscape with its woods and other features, and in the earlier consultation, responses called specifically for more trees and a community orchard. Asked about favoured natural features, the tree-lined walk down the River Lim to Lyme Regis was highlighted, and both the Prescott Pinetum woodland and Trinity Hill are much visited.

10.4.1 The value of trees

As a sustainable and long term use of land, forestry and woodland enhances landscape and biodiversity, provides employment, fuel, timber and recreation space, and may mitigate climate change, and reduce flood risk. It can also soften the visual impact of new development. These objectives are supported by policies in the NPPF and EDLP. The whole of Uplyme is a protected landscape, and forestry, woodlands and trees play a highly important part in establishing its character.

Policy UEN5 – Trees and hedgerows

Development proposals should include the protection of existing trees / hedgerows of significant landscape, amenity, historic or conservation value, and new housing or development schemes will be required to include additional planting of trees and hedges, to enhance the landscape character of the immediate neighbourhood and wider parish.

{NPPF sections 11.5, 11.7, EDLP policy D3 UNP objective D}

The Forestry Commission confirmed that it is increasing the diversity of conifer blocks to include more broadleaf species (up to 40%), and the ancient woodland at Harcombe is being totally restored to broadleaf.

In addition to this policy, the proposed Action Plan in Appendix G includes woodland initiatives, and there is outline planning permission for a community orchard at Venlake.

10.5 Wildlife and natural habitats

There are over 150 hectares of statutory and non–statutory wildlife sites, and nearly 300 hectares of potential wildlife sites (where the value has not yet been officially confirmed). This is equal to one third of the entire area of the parish.



Uplyme’s coastal edge is part of the Undercliffs National Nature Reserve. It is also a Site of Special Scientific Interest (SSSI) for its landslips, part of the Jurassic Coast World Heritage Site for its geological interest, and much of the area is also an EU Habitats Directive Special Area of Conservation (SAC). Clearly this area is fully protected from development.

Shapwick quarry is also a geological SSSI. The Trinity Hill Local Nature Reserve is partly in the parish and there are also a number of County Wildlife Sites.



Heath and grassland at Trinity Hill

Woodland is a particularly valuable habitat, with grassland of several types being the second most plentiful, together with areas of heathland and acid grassland of Trinity Hill and some damp pasture. In addition, Uplyme contains many miles of hedgerows, watercourses, ponds, rocky foreshore, sea cliff, green lanes, green space, road verges, churchyard and large and small gardens, all of which are of significant value to wildlife. Many of these may contain species that are legally protected.

In consultations, concern for wildlife was less explicit than for other more general aspects of the environment; countryside; coast; unspoiled hillsides etc., but there was a call for another Local Nature Reserve at Cathole and the second questionnaire highlighted rural landscape, woods and hills as the natural features most appreciated.

10.5.1 Wildlife protection

The purpose of this policy is to ensure that any development results, wherever possible, in spaces and creative landscaping that provide attractive environments for both occupants and wildlife. Statutory consultees, aware of the national picture of declining biodiversity, were clear that this was an issue for planning, and action, at the local level. They referred to the establishment of coherent ecological networks, and at the local level, empowering communities to protect local environments that are important to them.

Policy UEN6 – Wildlife protection

Development proposals should not cause significant direct or indirect harm to any site designated for its wildlife value or geodiversity. Proposals to protect or restore any existing features, or to create new features of wildlife habitat – particularly where these form linkages between habitats within or beyond the site – will be supported.

*{NPPF section 11, EDLP policies 5, EN4 and EN5
UNP objective D}*

10.6 Local Green Space

In Uplyme village, there are green corridors that are much valued features of local character, serving as landscape, amenity, recreational and wildlife links.

The NPPF encourages such features, stating in Section 76, “Local communities through local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances”.



Looking into Glebelands



Advice on this subject is also provided by the Open Space Society in its document *Local Green Space Designation*.

The corridors in Uplyme meet the criteria set out and consultations have identified them as holding a special significance for the local area and community. The proposed green space area includes the elements tabulated below, which are illustrated on the plan in Appendix F and on the Proposals Map (Appendix I).

10.6.1 Green Space in Uplyme

The specific characteristics of each area that comprises the proposed area of Green Space are described below. Some are relatively small, but nonetheless contribute towards the whole and are important to those who live in the immediate locality, as well as the wider community. The land is not isolated from the community and does not constitute any areas of open countryside.



Hacker's Mead looking east

The areas of green space are shown both on the Proposals map and in Appendix F.

<i>Proposed Green Space sites and locations</i>	<i>Characteristics</i>	<i>Green space value and community benefits</i>
A Uplyme football pitch between Venlake and the King George V Field	An open recreational area close to the village centre used by the local football team and club (see photo on page 27).	A valuable area of publically used open space, but also acting as a visual green link between the village and adjacent open farmland.
B The King George V Field owned by the National Playing Fields Association but managed locally by a Trust	Large visually prominent public open space, adjacent to the Village Hall, within the village centre. This contains the cricket pitch, basketball court, tennis court, children's play area and croquet lawn, as well as two sports pavilions.	The East Devon Way footpath crosses the northern edge of the field. This is a beautiful area which has strong recreational value, with an attractive wooded and landscaped backdrop, linked to adjacent countryside/farmland (see photo on page 27).
C Hacker's Mead A small paddock across the B3165 from the playing field, bounded to the east by Church Street	Presently serving as an event field for the Talbot Arms, but a grazed wild flower meadow in recent memory, it has the river Lim on its south side, and has a part of the East Devon Way public footpath on its northern side.	Although in private ownership, it provides a visually attractive green area used by the public when events are held, and is an attractive open area that leads directly to the Glen; (D) It also links visually via footpath to the playing field area in B



<i>Proposed Green Space sites and locations</i>	<i>Characteristics</i>	<i>Green space value and community benefits</i>
<p>D The Glen To the east of Hacker’s Mead lies the Glen; a narrow area of mature woodland, stretching between Church Street and Springhead Road (see photo on page 27)</p>	<p>This area was originally planted as a screen for the former Rectory on the southern side of the River Lim (now Glebelands). The Glen is a most attractive area of woodland, bounded by the River Lim to the south and to the north by the route of the East Devon Way.</p>	<p>This beautiful and tranquil wooded area is also rich in wildlife. It is much used as a public footpath by the community, including schoolchildren. It is a very popular riverside route for locals and visitors that leads on to the footpath along the Lim Valley to the centre of Lyme Regis.</p>
<p>E Open undeveloped land at Glebelands</p>	<p>This remaining open, undeveloped part of the Glebelands estate lies in the lower corner, south of the river, is bounded by a footway on one side and properties on Church Street on the other, western side and the Glebelands open space area to the south</p>	<p>This area provides an attractive tree-bounded setting for the development and links directly to the adjacent open space F.</p>
<p>F The separate area of open space within Glebelands sloping up toward the B3165</p>	<p>This area has the estate road as its eastern edge and its western side adjoins the rear of Church Street properties. It is an informal area of green space, with a footway into the estate passing through it.</p>	<p>This area provides an attractive setting for Glebelands and when viewed from the adjacent pavement on the B3165. These two sites at Glebelands (E & F) combine an area of informal amenity value (E) together with an attractive tree-lined area (F); both with interesting historic links to the former Rectory on the site (now converted to flats). Importantly, this area also links directly, both visually and physically, with the open area G at Barnes Meadow opposite. These areas are very commonly used by deer and badgers and face The Glen across the river.</p>
<p>G Barnes Meadow estate open area (see photo on page 11). This area is maintained and managed by the Barnes Meadow Residents Association</p>	<p>Immediately to the south of Glebelands on the other side of the main road is a green in the Barnes Meadow Estate, which slopes up towards the terrace of properties. It lies between Venlake in the west and the estate access road in the east.</p>	<p>This area contains the Uplyme War Memorial and therefore has special significance for the local community. The memorial has an attractive setting and this area also provides a green entrance to Uplyme when entering the village from the Lyme Regis direction.</p>



<i>Proposed Green Space sites and locations</i>	<i>Characteristics</i>	<i>Green space value and community benefits</i>
H Millennium Copse	Adjacent to the Barnes Meadow open area to the east, is an area of steeply sloping grassland with new tree planting, provided by the Parish Council. The land rises steeply from the main road, with properties on the east and south sides.	This land is being transferred to and will in future be maintained by the Parish Council. The land is visually prominent from public vantage points and the B3165, and has and has a public right of way running through it, which links via a public footpath to woodland and open countryside to the south via Whalley Lane. This area also provides an important link for wildlife to the woodland open countryside to the south.

The playing fields, Hackers Mead and the Glen lie for the most part outside, or adjacent to the BUAB of the parish, and mostly fall within the area of flood risk identified by the Environment Agency. They follow the route of the river from open countryside to the west of the village to the sparsely developed eastern edge and open fields towards Lyme Regis. The East Devon Way passes through much of the green space area.

These areas individually as well as together can be described as an area where ‘the whole is greater than the sum of the parts’.

Each area has its role, attributes and importance, but together they add greater value to each other and comprise a coherent area of linked green space, which is of benefit to both the people and wildlife that live in Uplyme, and which qualify for and deserve the protection that designation as Local Green Space would give them.

Development in the designated Green Space will only be contemplated in exceptional cases, for example, improvements to existing recreational facilities.

Policy UEN7 – Green Space in Uplyme

The Local Green Space defined on the Proposals Map provides an important green link and green corridor within the built up area of Uplyme. This is to be retained as undeveloped land, which physically links important landscape and/or open areas.

Notwithstanding the location of part of this corridor within the Built Up Area Boundary for Uplyme, proposals for permanent built development within these Green Space areas will be resisted and will be protected for their landscape, recreational and/or amenity value, as well as for benefits to wildlife.

{NPPF sections 10, 76, 77, EDLP strategy 43, section 18.4.4, UNP objective D}



10.7 Flood risk and rivers

This section is specifically guided by Plan strategic objective F:

F. To reduce vulnerability to impacts of climate change, particularly flooding.

Uplyme's landscape is defined by its valleys and streams, but extreme weather can dramatically change the appearance of the village. Very heavy rains in 2012 led to two major flood events which turned the B3165 into an impassable torrent and flooded the playing field and over 30 properties in lower-lying parts of the village.

Community consultations clearly identified flooding as a matter of concern for Uplyme people. Initiatives have been taken by the Parish Council to support self-help to increase resilience to any repeats of flooding events and to publish an Emergency Flood Plan for the village. Its efforts to encourage the Environment Agency, EDDC and DCC to work together and deal with problem areas have been welcomed and fully supported.

10.7.1 Flood risk and mitigation

The Environment Agency describes the River Lim, the main water course, as a 'flashy' river, with its compact catchment producing rapid rises and falls in river flow. Recent periods of heavy rain, and adverse changes to natural drainage caused by development over many years, have overwhelmed culverts and drains in parts of the village at the lower end of tributaries to the Lim. Following recent floods, and as a result of discussions by the Parish Council with the flood authorities, work was undertaken in early 2016 to make improvements and mitigate flood risk at Venlake, Cuckoo Lane and Church Street.

The Agency produces flood risk maps that show areas along each of the five valleys and a broad area around the village centre of the King George V Playing Field that are prone to flood: see Appendix C. Any development proposed in Zones 2 or 3 will need to be subject to a flood risk assessment.

The EDLP policy is the result of negotiation with the Environment Agency in particular, and concerns aspects of risk relating to future climate change which the Neighbourhood Plan is not seeking to challenge or supplement. However, these works help meet objective F of the Neighbourhood Plan.

It should be noted that, in addition to the need for a flood risk assessment, development proposals within flood zones 3 and 2 will need to be subject to the Sequential Test and, if necessary, the Exception Test, details of which are set out in paragraphs 100-102 of the NPPF.

10.7.2 River water quality

The Environment Agency has advised that recent monitoring of water quality in the River Lim shows that it is only meeting Moderate Ecological Status. The river is failing with regard to the macrophytes (aquatic plants) and phytobenthos (diatoms) combined, which is indicative of high nutrient levels. It is an objective of the Environment Agency to improve the ecological status of the river, to protect biodiversity as well as manage flood risk.

Whilst the ability of the Plan to influence this problem is limited, it is important that the Plan raises awareness of this issue, and any new development will be monitored and planning conditions sought where relevant, aimed at ensuring that water quality does not deteriorate, and where possible improves.



10.8 Renewable energy

This section is also informed by Plan strategic objective F:

F. To reduce vulnerability to impacts of climate change, particularly flooding.

There was some support for renewable energy during consultation exercises, although as the area is one of Outstanding Natural Beauty, this may constrain some forms of larger scale development, although there is plenty of scope for domestic installation of photovoltaic panels, which does not usually require planning consent.

Whilst renewable energy can mitigate climate change, it should be recognised that reducing energy demand is also a key issue.

Policy UEN8 – Renewable energy

Proposals for individual and community scale energy from hydro-electricity, solar photovoltaic panels, local biomass facilities, anaerobic digestion and wood fuel products will be supported subject to all the following criteria:

- ❖ the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape*
- ❖ the proposed development does not create an unacceptable impact on the amenities of local residents in terms of noise, vibration or electromagnetic interference*
- ❖ where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard.*
- ❖ planning permission is subject to a requirement that the energy generating infrastructure is removed at the end of its useful life.*

{NPPF section 17, EDLP strategy 39, UNP objective F}



11 Implementation and monitoring

The Neighbourhood Plan is aimed at providing strong local input into the local planning development and protection of the parish. As illustrated above, the Plan has been prepared following extensive community and stakeholder consultation. The Plan's policies and the manner in which they are implemented will aim to ensure that the vision and objectives for the plan will be met over the Plan period.

Once the Neighbourhood Plan has been adopted, the Parish Council will qualify for 25% of the Community Infrastructure Levy (CIL), raised as a result of certain developments within the parish and collected by EDDC, subject to the Council adopting a CIL Policy. (Parishes without a Neighbourhood Plan receive a maximum of 15%.) The Parish Council can therefore use this funding to support existing village facilities, maintain existing green spaces and/or fund other improvements.

A number of projects are identified in Appendix G and whilst some of these projects can be delivered without a Neighbourhood Plan, the opportunity to secure CIL or section 106 funding from some new developments could assist in funding these schemes, as well as drawing on the parish precept and potential grant funding.

The Parish Council will report on progress of the Plan's implementation to all households in the parish. The Plan may well be subject to review in the future.


12 Timeline

An important aspect of the Neighbourhood Plan is the *Consultation Statement* that describes the extent and nature of community engagement that has been undertaken as part of the Plan's preparation; this is provided as a separate document. The results of consultation and engagement have heavily informed the preparation and content of the Plan.

The following table includes a summary of the process and consultation undertaken to date (in blue), and the anticipated timetable at the time of writing (from October 2016, in brown) for progression of the Plan through to adoption as part of the Development Plan for the area:

April 2013	Uplyme Parish Council decides to prepare a Neighbourhood Plan
September 2013	EDDC agree plan area
April 2014	<i>Uplyme Together</i> issue 1 published and circulated
April 2014	Public consultation meeting/exhibition held in village hall
June 2014	Displays at Uplyme Fête
October 2014	<i>Uplyme Together</i> issue 2 published with consultation questionnaire
October 2014	Housing Needs Survey undertaken with Community Council of Devon



<p>January 2015</p>	<p>Public exhibition and community consultation engagement event held in village hall including presentation of results of prior consultations</p>	 <p style="text-align: center;">Consultation event at Village Hall</p>
<p>March 2015</p>	<p>Call for Housing Sites issued</p>	
<p>June 2015</p>	<p>Display at Uplyme fete</p>	
<p>July 2015</p>	<p>Mrs Ethelston’s CE Primary Academy undertook Neighbourhood Plan A-Z Local Distinctiveness project</p>	
<p>March–Dec. 2015</p>	<p>Consultation with landowners on emerging shortlist of exception housing sites to establish potential availability</p>	
<p>October–Nov. 2015</p>	<p>Informal consultation with EDDC and statutory consultees followed by amendments</p>	
<p>January 2016</p>	<p>Pre-submission Draft Plan community consultation event in village hall providing update on Plan, its policies and other proposals, exception sites, conservation area, local green space etc.</p>	
<p>April–May 2016</p>	<p>Consultation with EDDC and key consultees on the SEA Scoping Report and its requirements; preparation of the SEA and associated documents</p>	
<p>June 2016</p>	<p>Approval of Draft Plan and SEA by Uplyme PC for Regulation 14 Consultation</p>	
<p>July–Sept.2016</p>	<p>Regulation 14 Consultation with statutory agencies, authorities and the public (10 weeks)</p>	
<p>September 2016</p>	<p>Consideration of Regulation 14 comments and incorporation of amendments as agreed by NP Group for publication/examination</p>	
<p>October 2016</p>	<p>Amended Plan, SEA, Consultation Statement and Basic Conditions Report all approved by Uplyme PC prior to submission to EDDC for Regulation 15 consultation and examination</p>	
<p>November 2016</p>	<p>EDDC publish plan for 6 week period of further consultation</p>	
<p>Jan.– Feb. 2017</p>	<p>EDDC appointment of independent examiner arranged by EDDC</p>	
<p>March 2017</p>	<p>Examination of plan</p>	
<p>April–May 2017</p>	<p>Report of independent examiner</p>	
<p>May 2017</p>	<p>Publication of any amendments required to Uplyme Neighbourhood Plan</p>	
<p>June 2017</p>	<p>Publication of Final Plan followed by local referendum arranged by</p>	



	EDDC
July 2017 onwards	Final Plan 'made' and adopted by EDDC as the Local Planning Authority. Uplyme Neighbourhood Plan Policies are applied by Uplyme Parish Council and EDDC.

Stakeholder consultation with national and local authorities, organisations, local businesses and the community has taken place over the whole period of the Plan's preparation to date. This is described in detail in the *Consultation Statement*.

There is a comprehensive range of information archived on the Neighbourhood Plan web site: <http://uplymeparishcouncil.org/neighbourhood-plan/>

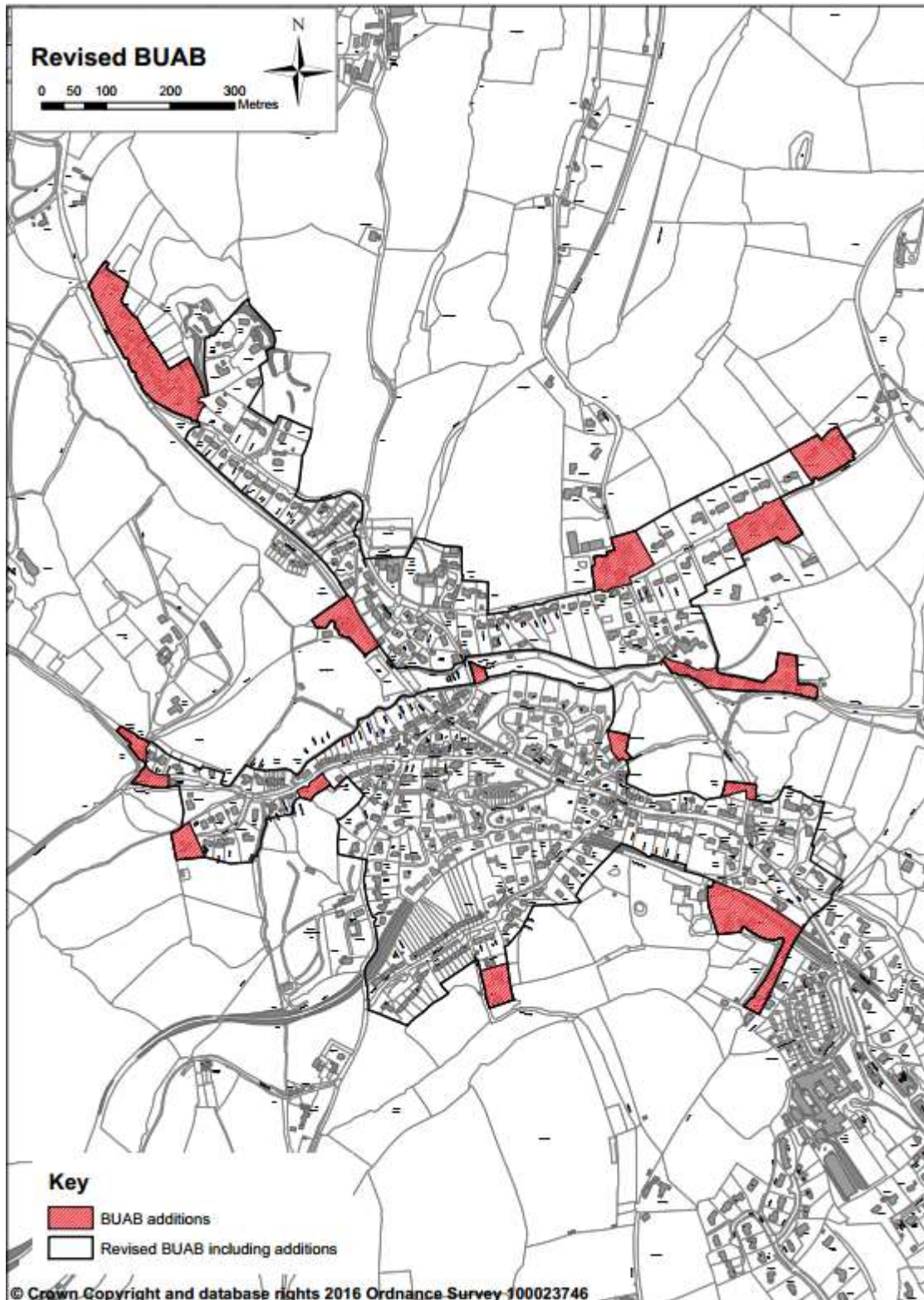


13 Glossary

<i>Term</i>	<i>Definition</i>
Affordable housing	Housing constructed by a housing association or similar provider and either let at below-market rent or provided on a <i>shared equity</i> basis (part rented, part ownership); also covers individual or community self-build schemes
AONB	Area of Outstanding Natural Beauty
BUAB	Built-Up Area Boundary: the line around the village centre outside which development is not generally permitted
CIL	Community Infrastructure Levy, a scheme that allows EDDC to raise funds from developers undertaking new building projects locally, for infrastructure that is needed as a result of development
Development Plan	A set of documents that taken together define and guide how an area will develop. A DP comprises a number of documents, and can include a county minerals plan, a district local plan, and a neighbourhood plan
EDDC	East Devon District Council
EDLP	East Devon Local Plan, part of the <i>development plan</i> for Uplyme
Exception sites	Sites outside the <i>BUAB</i> that would not normally be granted consent for development, but can be considered for rural <i>affordable housing</i> provision
Infill sites	One-off plots for development (e.g. in garden plots), usually inside the <i>BUAB</i> .
Market housing	Standard housing constructed by a commercial developer and sold without restriction on the open market
NPPF	National Planning Policy Framework, central Government guidance on planning
Permitted development	Development that is allowed without the need to apply for planning permission, e.g. small extensions or loft conversions
Section 106 agreement	A legal agreement between a planning authority and a developer specifying a planning obligation; in the context of this Plan, restricting tenancy or part-ownership of affordable housing on an <i>exception site</i> (usually to local people)
SEA	Strategic Environmental Assessment – a process for ensuring that planning does not adversely affect the environment
WDDC	West Dorset District Council

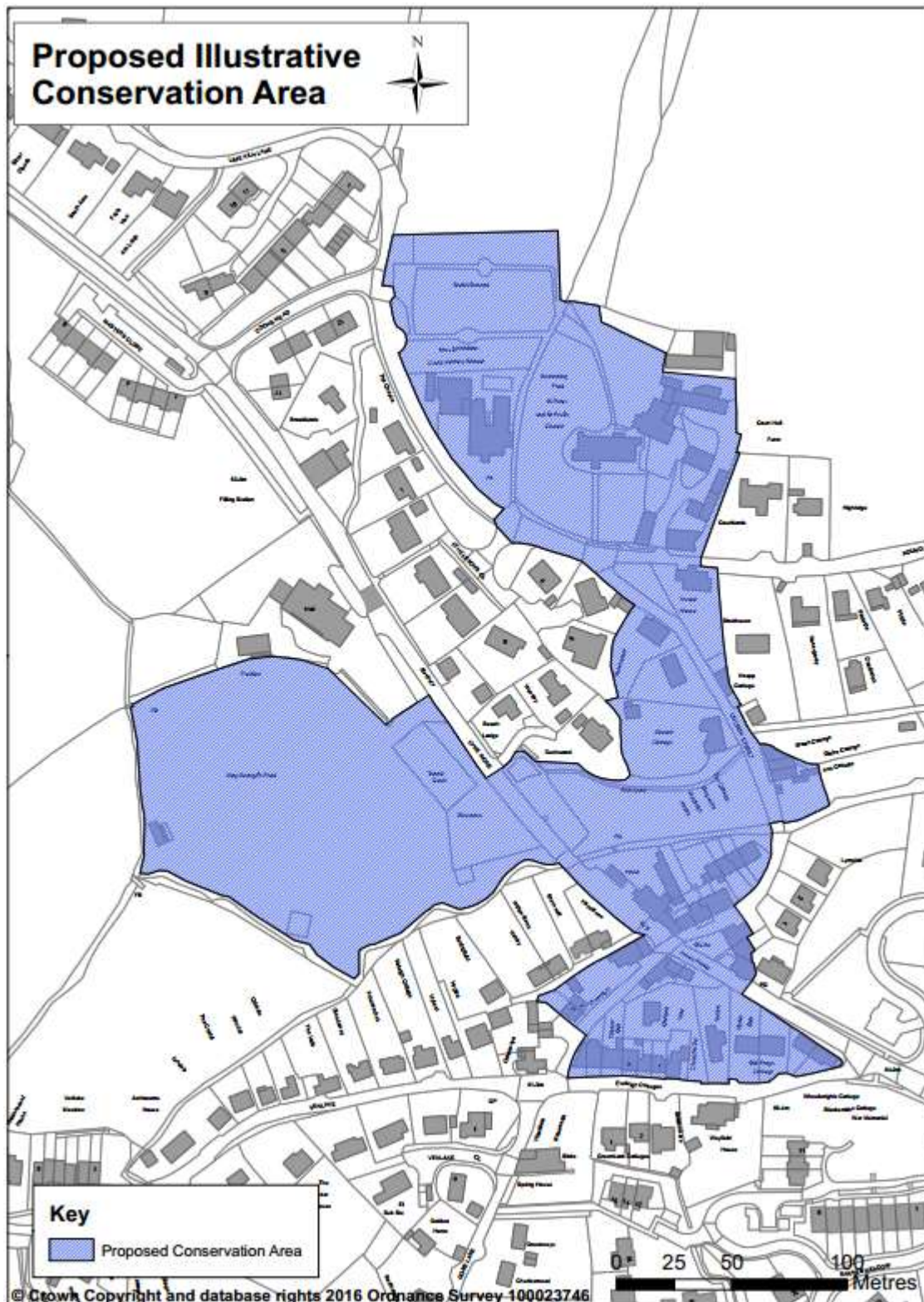


Appendix A Built-up Area Boundary & proposed amendments





Appendix B Conservation area map

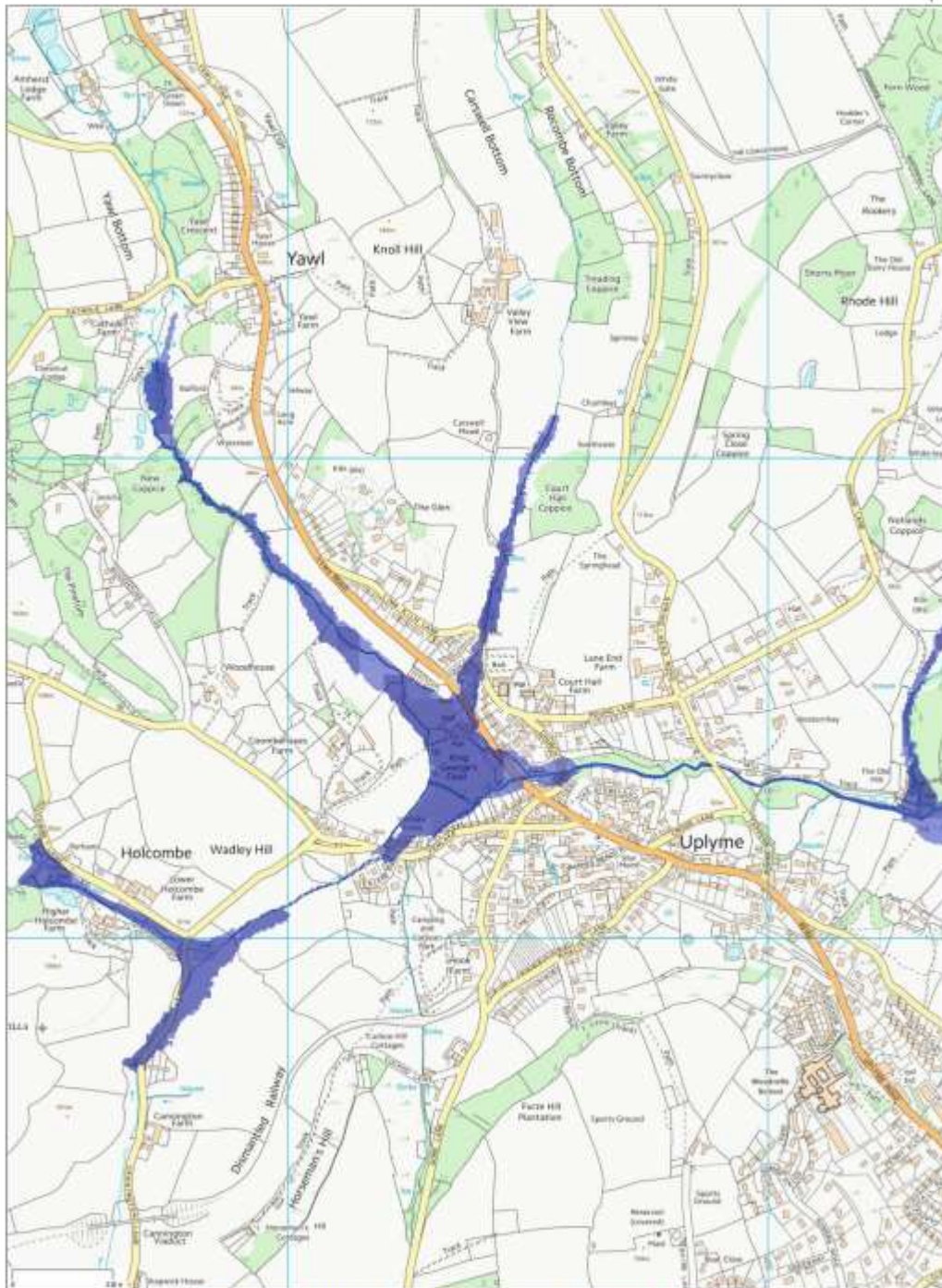




Appendix C Flood risk map

ParishOnline

Uplyme CP
N

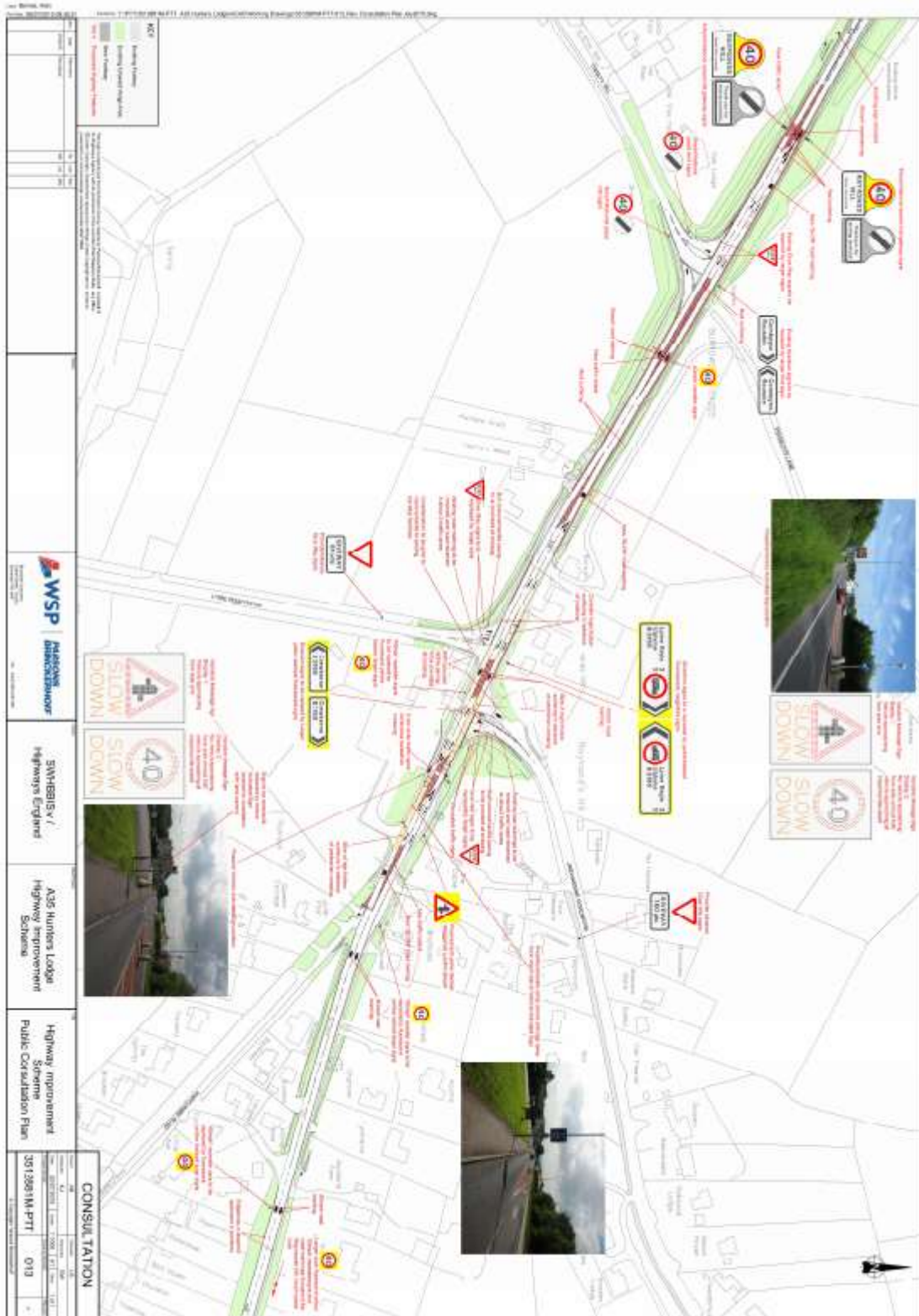


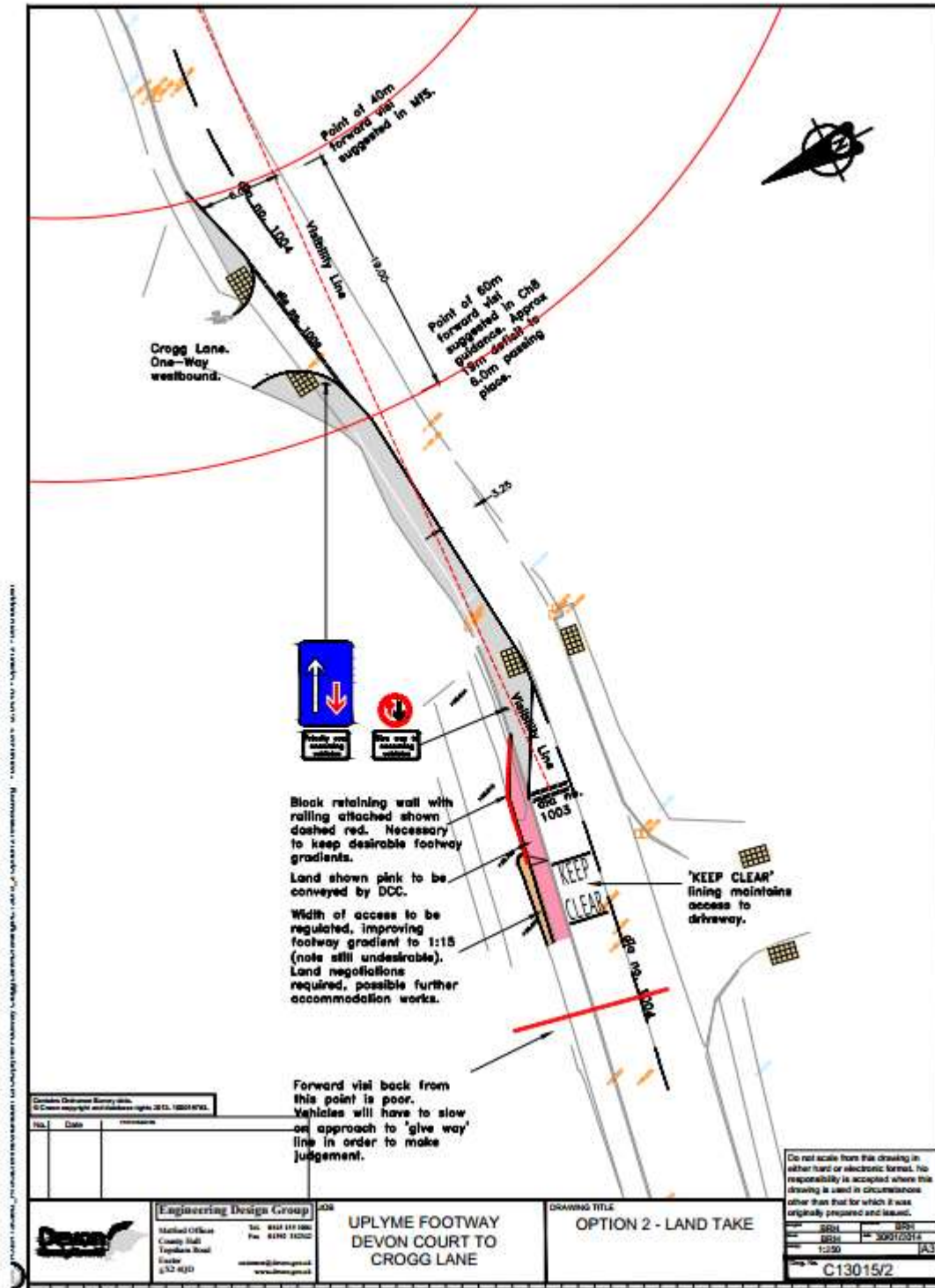
Date Created: 20-1-2016 | Map Centre (Easting/Northing): 332395 / 93801 | Scale: 1:10362 | © Crown copyright and database right. All rights reserved (100050863) 2016 © Environment Agency 2016

Dark blue = high flood risk, light blue = lower flood risk



Appendix D A35 junction improvements

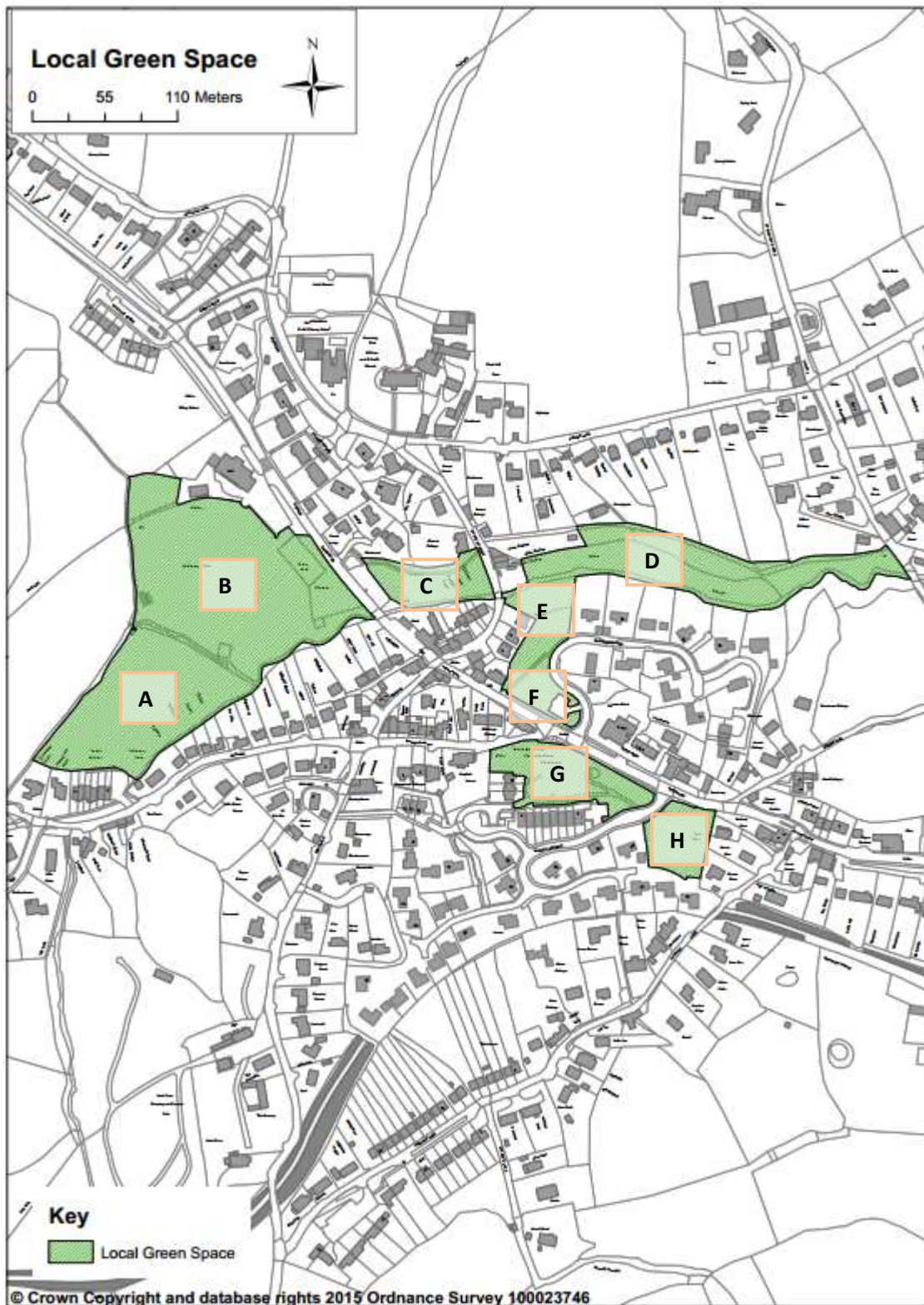




Option 2



Appendix F Proposed Green Space Area





Appendix G Proposed Action Plan & Projects

<i>Action</i>	<i>Lead Agency</i>	<i>Priority</i>	<i>Funding Implications</i>
Tree planting & yearly renewal Enhanced role for Parish Tree Officer	UPC* & Parish Tree Warden	High	Budget for planting required
Woodland management, working with landowners	UPC & Parish Tree Warden	Low	Potential bidding for grant aid
Monitoring of & responding to ash die-back	Private landowners	High	To be assessed
Management and enhancement of Millennium Copse, in consultation with Barnes Meadow Residents' Association	UPC & Barnes Meadow residents	High	Modest UPC budget required
Public footpath management & enhancement, signposts, maps interpretation boards	UPC & working group to be established from UNPG*	Medium	UPC & potential bidding for funding e.g. Big Lottery and/or Section 106 funds
'Danger, traffic' sign to be erected at Springhead end of the Glen footpath	UPC	High	Minimal
Identification of site and planting of Community Orchard	Working group to be established from UNPG	Medium	To be assessed
Development of Catchment Area Plan. Promote community training & continuing joint working with statutory agencies	UPC	Medium	To be assessed Potential external funding from Environment Agency
Landscape & wildlife; establishing links with landowners with a view to landscape and wildlife improvements	Working group to be established from UNPG	Low	To be assessed
Pursue traffic calming plan for Crogg Lane area	UPC, DCC Highways and EDDC	High	Costed by DCC at approx. £30,000 but essential for safety
Pursue footpath within highway outside "Stanbury"	UPC and DCC Highways	High	Budget to be assessed

* UPC = Uplyme Parish Council
UNPG = Uplyme Neighbourhood Plan Group



Appendix H Village Design Statement

The purpose of a Village Design Statement is primarily to manage change in both buildings and landscape, in a way that reflects and harmonises with the local character of its buildings, spaces and landscape setting. It should mark and retain the local distinctiveness of the place, especially its character areas.

It is not about whether or not a development should take place - that is a matter to be considered in the context of the policies in the Neighbourhood Plan and East Devon Local Plan. The aim is to guide future developments by setting out the distinctive qualities and characteristics that people value in their Parish.

This document provides clear and simple guidance on the design and setting of any scale of development, either within the village itself, or within the wider context of the Parish as a whole. It identifies typical and special features within the Uplyme landscape that it is desirable to preserve, restore, enhance or create.

H.1. Who should use the Village Design Statement?

The Village Design Statement has been written for planning applicants, developers, their architects and designers so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with the distinctive character of their area of the village. It is intended that Planning Officers and Councillors will use it to guide their consideration of relevant planning applications, and anybody else who wishes to promote development or alteration of the environment of Uplyme parish, including local authorities and statutory undertakers.

The Village Design Statement includes guidelines on the following:

- The landscape setting of the village
- The shape and grain of settlement
- The nature of the buildings themselves
- Design principles based on the distinctive local character

H.2. Uplyme village character

The distinctive character of Uplyme village is as much established by its landscape setting and relationship with surrounding countryside as by its buildings.

The overall impression is of fairly low density building, enhanced by numerous trees, and substantial hedgerows and banks that form the boundaries of many properties.

The village has as its backdrop the steep and generally wooded slopes of the deep valleys that meet in Uplyme. These play a key role in establishing the distinct visual character of the village as do several green areas that connect surrounding countryside with the heart of the village. These wooded slopes and green areas need to be protected and enhanced.

The narrow, winding and often sunken roads that radiate from the village are defined by substantial hedges and banks, in most instances representing old field boundaries. These extensive hedges and banks add significantly to the distinctive character of the village and the surrounding area, and need to be protected, properly maintained, and extended where necessary.



The village has grown from separate groups of houses and buildings, one by the ancient church, and the other around the triangle of narrow streets by the Talbot Arms pub.

The subsequent growth of the village is well described in the Uplyme Parish Plan of 2005, copies of which are still available. The Parish Plan also comments that the growth of the village has not always been harmonious, with some developments being widely regarded as unsympathetic to village character.

The village possesses many fine buildings. 35 are listed for their architectural or historic importance, but the village has many other buildings of quality besides these, and many have historic importance to the village.

There are also several fine groups of buildings, for example in Church Street and between the Old Black Dog and Whalley Lane. They are not part of any 'statutory list' but make a positive contribution to the character of the village. These groups of buildings and the adjoining spaces need to be recognised, protected and their setting enhanced. This is particularly important because they are small separated groups, whose character could be easily damaged by insensitive nearby development.



Group of buildings by Tappers' Knapp on Lyme Road

Despite the changes that have occurred over the years, Uplyme still possesses a strong sense of place, and also a quality of being separate from Lyme Regis itself. Both these qualities were recognised and highly valued when the Parish Plan was prepared in 2005, and the same views have been very evident during the consultations for the Neighbourhood Plan.

Enhancing this quality of separation is an integral part of maintaining Uplyme's sense of place. It benefits neither community if Uplyme village ceases to have a distinctive sense of place and separateness, and the approach to Lyme Regis is not enhanced by another extended suburb as occurs on the Sidmouth Road and the Charmouth Road.

Uplyme's sense of place needs to be enhanced, and an important part of this lies in significantly changing the character of the B3165 within the village, identified in the 2005 Parish Plan as "intimidating" for pedestrian users. A well-designed and -integrated scheme of pavements, tree and shrub planting, together with appropriate hard landscaping and choice of road surfacing, would go towards the creation of an area where pedestrians and cyclists come first.



H.3. Local distinctiveness

The village includes several areas that have their own distinctive character which needs to be recognised, protected and enhanced.

The most significant is the central area, which is proposed as a Conservation Area in the Plan (see section 10.1.2).

Other areas, such as that between the entrance to the village by the Old Black Dog and extending to Whalley Lane do not have the same degree of architectural character or historic interest, but still merit care and attention.

Some character areas are marked by their landscape features such as banks, hedgerows or trees rather than their buildings.

The diversity of character that is Uplyme village should be strengthened – not diluted – over time, by recognizing the specific the areas within the village and to protect, strengthen and enhance the integrity each accordingly. It follows that development that would be acceptable in one part of the village may be unacceptable in another, but the quality of no area should be diminished by development.

H.4. Guidelines for new building in Uplyme village

The approved Parish Plan 2005 recognised a continuing need to strengthen village character and proposed that all new buildings follow a set of simple design guidelines.

It is important that these guidelines are continued as part of the Neighbourhood Plan, with suitable amendments for their revised purpose.

Establishing a broad consistency in the design of new buildings will, with time, progressively strengthen existing local character whilst allowing the needs of particular areas of the village to be met.

i **Note:** Whilst these policies do not specifically address the hamlets and rural areas, the principles embodied here are intended to apply equally outside the main village itself.

Size of new developments

The varied grain of Uplyme's built environment is very much part of the village's character. Large areas of homogenous new development are therefore out of character with the gradual historic growth that characterises the village.

Views and vistas

Inward and outward views and vistas are an integral part of the character of Uplyme.

Guideline 1 – Size

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the village that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character the village. Any proposals for new development should reflect the grain, density, quality, materials etc. of the immediately surrounding area.

Guideline 2 – Views

Any new building should be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the village. Particular attention should be given to views to and from listed buildings, conservation areas, important building groups and key landscape features



New developments could detract from or block views into or out of the village. New buildings on the periphery of the village can dramatically change its rural or historic setting and should be avoided if it is considered that they will do so.

Boundary of village

The existing edges of the village are loosely defined. Mature trees, substantial hedges and banks only give way gradually to village settlement. These soft edges are an important part of the rural quality that characterizes the perimeter of the village.

Local distinctiveness

The village has a number of areas that have a defined character, for example:

1. Central area
2. Old Black Dog to Whalley Lane
3. Venlake
4. Whalley Lane and Gore Lane

Form

New buildings may detract from the quality and rural character of the village through the use of alien building forms.

Height

In order to encourage consistency the height of new buildings should not exceed those of neighbouring properties. There will be possible exceptions to this, but such circumstances will be few and will need to be justified on visual grounds.

External walls

The most commonly used wall facing materials found in the village for both old and new buildings is natural chert stone or render. Facing brickwork is not commonly used except for community buildings such as the village hall and the Talbot Arms pub where it is used in a very limited way.

Roofs

Roof design varies considerably through the village. In order to encourage homogeneity, the predominant styles of medium pitch (35° to 45°) slate roofs are preferred wherever possible. Low pitched interlocking concrete tiles should generally be avoided on new developments.

Style

The proposed guidelines for new building support the use of simple rural building forms with slated pitched roofs and rendered external walls; characteristics traditional to Uplyme, and found

Guideline 3 – Form

When considering proposals for appropriate development within the built envelope of the village, immediately on its edge, or in the wider countryside, the use of simple rural building forms or a combination of simple rural building forms will be encouraged.

Guideline 4 – Height

Height of buildings should not normally exceed that of neighbouring buildings, and a vertical emphasis may be achieved through the proportioning and positioning of windows and entrances.

Guideline 5 – Walls

Walls should be faced in solid natural chert, rendering, or a mixture of chert and rendering. The recommended palette for painted render is white or cream. Use of facing brickwork should be avoided and will need to be justified on visual grounds.

Guideline 6 – Roofs

Roofs should be medium pitch (35° to 45°). Natural slate is preferred but good quality artificial slates are acceptable.



in buildings of all ages across the village. The guidelines provide some continuity with the past by influencing the design of Uplyme's future buildings in character.

The design of new buildings should respect and reflect their setting rather than using an off-the-shelf standardised style such as is found on many housing estates.

Faithful reproduction also requires a great deal of skill and expense to get right and, done badly, may detract from rather than enhance its surroundings.

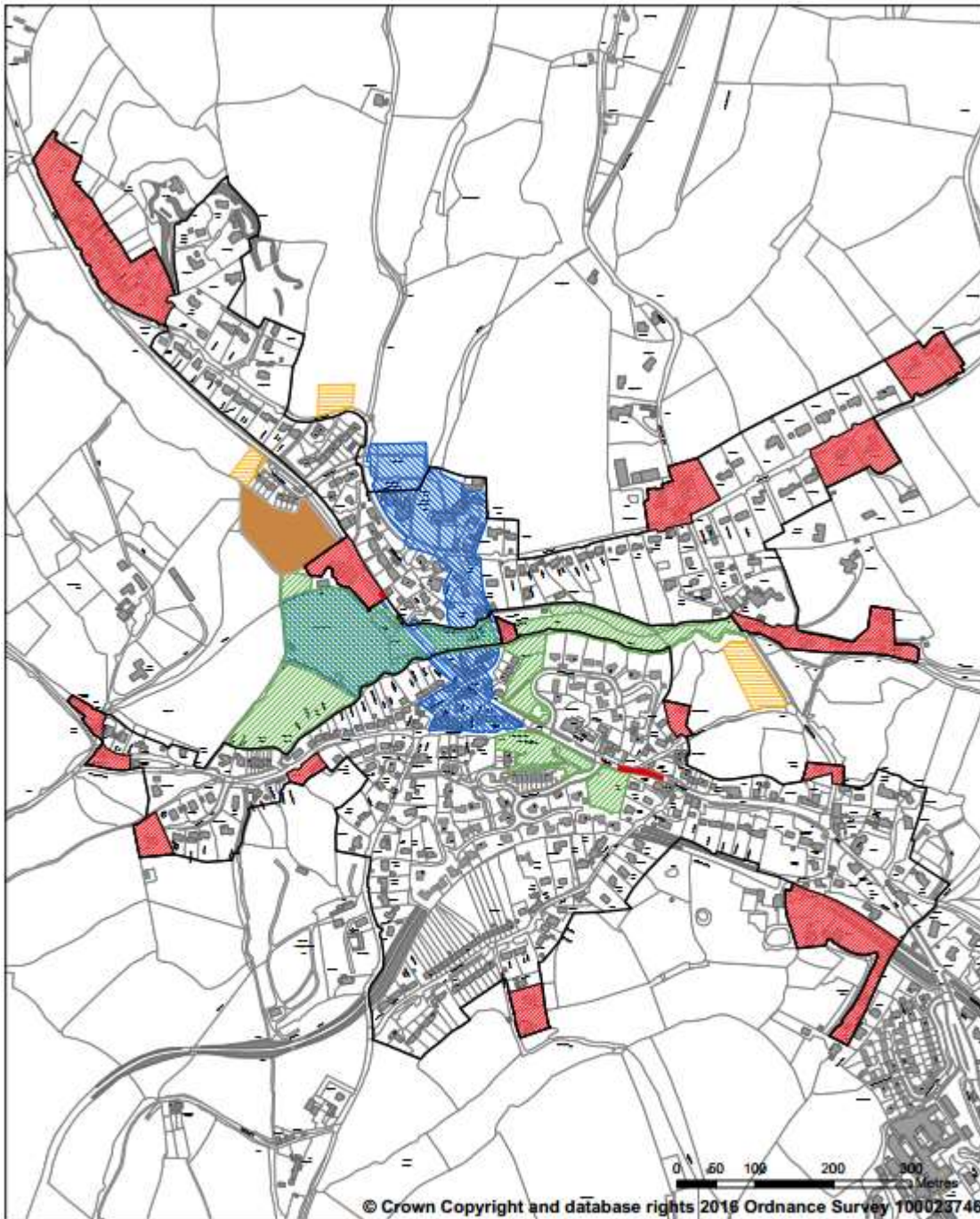
Village scale and character can be achieved with a combination of traditional and modern design. Traditional elements are dominant but are sensitively modified to meet modern requirements, using traditional materials in a modern but sympathetic way; thereby adding original and valuable accents to the street scene. Individually tailored designs for each site and its surroundings are still essential. The proposed guidelines for new building seek to promote this approach.

Cutting edge design using modern forms and construction methods presents something of a challenge within a rural village such as Uplyme. While it can contribute interesting variety and architectural élan to the village, it may not sit well in relation to adjacent buildings and spaces. The acceptability of this type of design will depend on the use of the buildings, their location, and their architectural quality.

- It is more likely to be acceptable for community buildings such as a school, where a distinct visual presence and social focus is advantageous.
- It is less likely to be acceptable for a private house especially in the proposed conservation area, where establishing positive visual connections with adjacent buildings, and enhancement of the street scene, are of paramount importance.
- Such designs might be more acceptable on less prominent sites away from the centre of the village or within the hamlets, depending on the quality of the design and where the construction was linked to low energy use and sustainability.



Appendix I Proposals map



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Key		Uplyme Neighbourhood Plan
	Proposed revisions to BUAB (UHG1)	 Proposed Highway Improvements (UTR1 & UTR2)
	Built-up Area Boundary (BUAB) (UHG1)	 Proposed School Site (UEM5)
	Exceptions Site Allocations (UHG4)	 Local Green Space (UEN7)
		 Proposed Conservation Area (For Information)
		Proposals Map
		



Now: rural industry – beef cattle, arable crops and Shapwick Quarry

Uplyme Neighbourhood Plan

Regulation 15 Draft Plan for Consultation

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Then: L: "Lyme Billy" - steam train on Cannington Viaduct - courtesy Paul Gorton
R: "Main Street" - Lyme Road at the Gore Lane junction, 1937
(from a historic photos project undertaken as part of the Neighbourhood Plan)