TRINITYMatters

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East Devon Local Plan – Site Selection

East Devon District Council is preparing a Local Plan covering the period 2020 to 2040, which will allocate sites for development. Full selection methodology guides, including how sites are identified, assessed, selected for allocation (or not), can be accessed via the link at the end of this article.

The process is considers housing and employment allocations.

Where is it planned development be focussed?

The Local Plan will direct development toward the most sustainable locations.

- Development focussed on Western side of East Devon, including a new settlement and other major development close to Exeter.
- Significant development at Principal Centre of Exmouth (Tier 1), Main Centres of Honiton, and Sidmouth (Tier 2), and Axminster, Seaton, Ottery, Budleigh and Cranbrook (Tier 3).
- Support development at Local Centres of Broadclyst, Budleigh, Colyton, Lympstone and Woodbury to meet local needs and those of immediate surroundings together with limited development to meet local needs in Service Villages of Beer, Branscombe, Broadhembury, Chardstock, Clyst St Mary, Dunkeswell, East Budleigh, Exton, Feniton, Hawkchurch, Kilmington, Musbury, Newton Poppleford, Otterton, Payhembury, Plymtree, Sidbury, Stoke Canon, Tipton St John, UPLYME, Westclyst, West Hill and Whimple (Tier 4).

Settlements not listed are considered 'open countryside' where more restrictive planning policies apply, for the purposes of the Local Plan.

On 29th Sept 2022, EDDC Strategic Planning Committee considered strategic sites for potential allocation in the emerging East Devon Local Plan 2020 to 2040, in Tier 3 and 4 settlements.

Have any sites in Trinity been put forward and considered?

One site in Uplyme, to the West of Lyme Regis, North of the Sidmouth Road is considered in the interim findings.

Ref; Uply_01 - Land at Sidmouth Road, Lyme Regis DT7 3ET - Site Area - 5.11accre

Site Assessment Summary

Infrastructure:

Devon County Council advise that an appropriate and safe access can be achieved from the site onto the A3052 Sidmouth Road, which is on level, ped/cycle and emergency access can be obtained via Shire Lane.

Devon County Education advise that there is some capacity to support development at the primary school in Uplyme, but not on this scale and there are no safe walking routes.

Landscape sensitivity - Uply_01 is

located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the AONB landscape when approaching from the west – at this point the town is largely hidden from view due to a drop in land levels.

Impact on historic environment - No significant issues identified.

Ecological impact - No significant issues identified.

Accessibility assessment - Although the

site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre. Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre.

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

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

Amended Maximum Yield following discounted areas on site: 92

Brief summary of the key positives and negatives of the site: The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities in the area given the severe constraints.

However, the site is prominent in the attractive AONB landscape, and it would be very difficult to access services and facilities in the town centre on foot or by cycling.

Should the site be allocated? - No

Reason(s) for allocating or not allocating:

Poor relationship with and pedestrian/cycle access to services and facilities, prominent site in AONB.

Full details of the emerging East Devon Plan can be found on the council website. This link includes all the agenda papers and minutes of the Strategic Planning Committee together with links to the Video recording of each meeting on the EDDC YouTube Channel and the latest document versions.

https://democracy.eastdevon.gov.uk/ieListMeetings.aspx?CommitteeId=154

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