

## 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, Lypstone 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, Kilminster, 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 29<sup>th</sup> 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.

