



East Devon Local Plan 2020-2042

Site Selection report

Uplyme



February 2025

East Devon – an outstanding place

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Uplyme. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites above which have been subject to assessment, other sites were not assessed because they failed ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites (shown on the map below) did not pass site sifting at Uplyme:
 - Uply_04 -not adjacent or well related to Uplyme.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

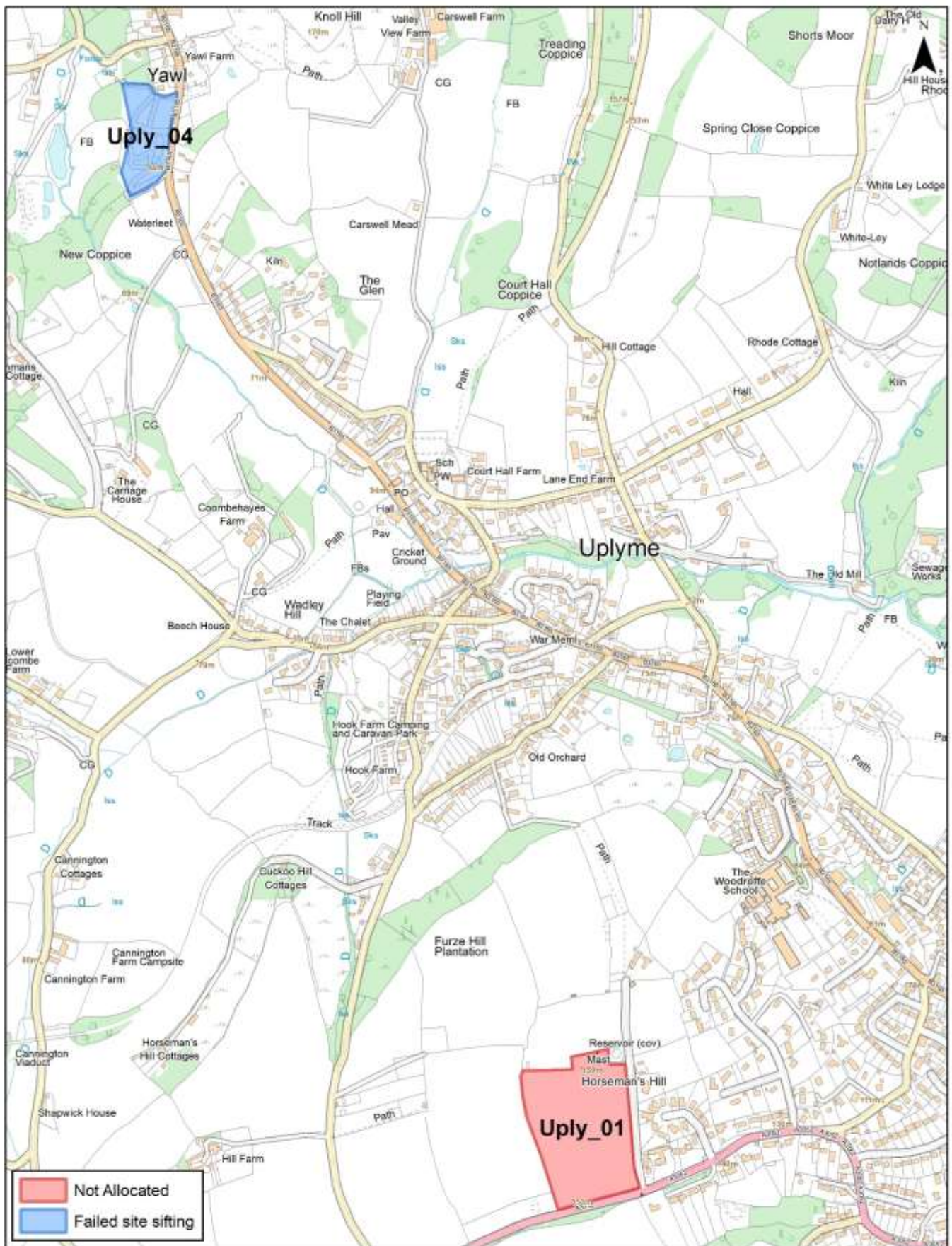


Figure 1.1: Overview of Site Selection findings at Uplyme

Site reference	Number of dwellings / hectares of employment land	Allocate?
Uply_01	92	No

2 Site Reference Uply_01

Site details

Settlement: Uplyme

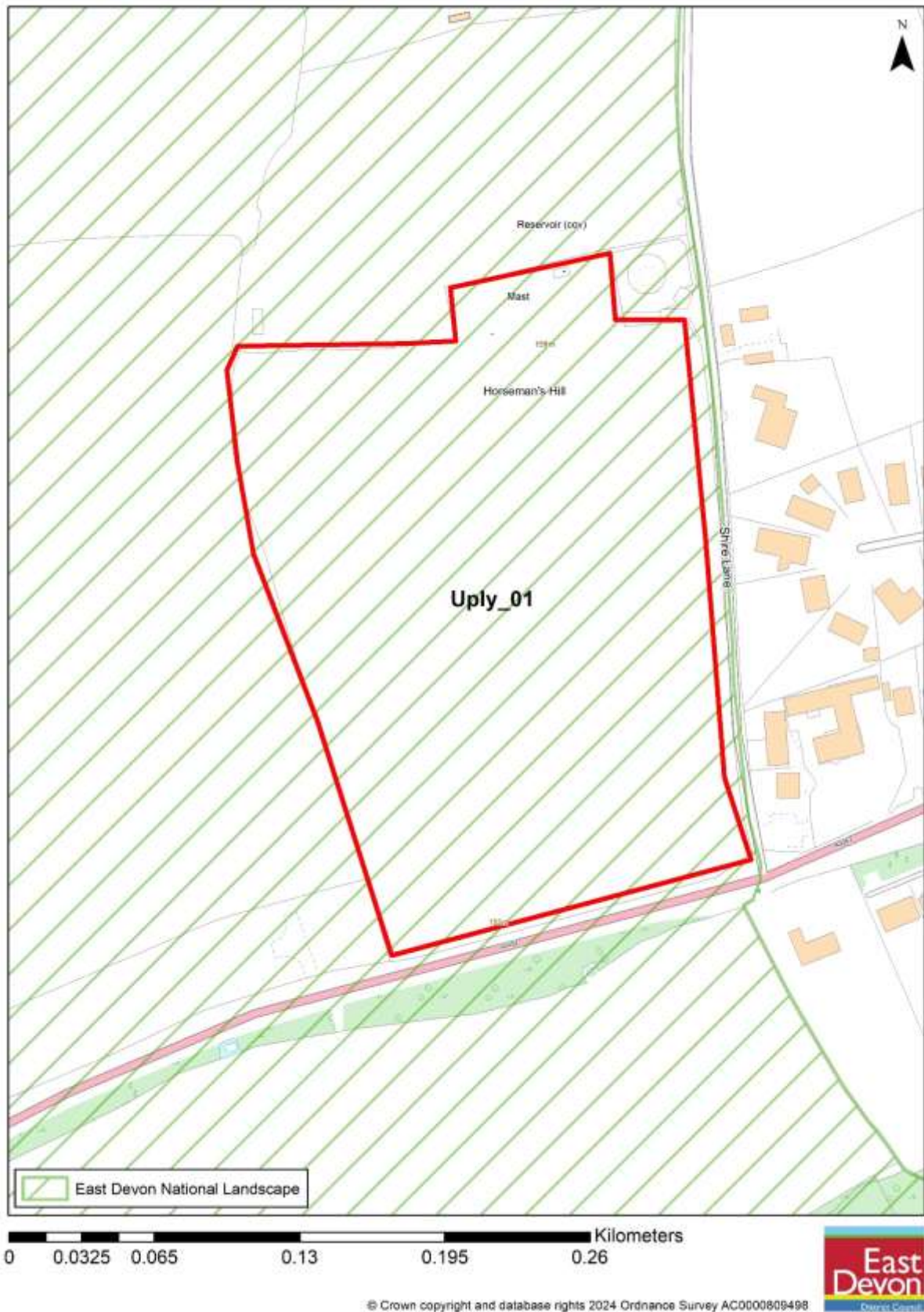
Reference number: Uply_01

Site area (ha): 5.1

Address: Land at Sidmouth Road

Proposed use: Residential

Site map



Photos



Looking northwest across site from A3052.



Looking northeast across site from A3052.

Site Assessment Summary and Conclusion

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

Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the national landscape when approaching the town from the west – at this point the town is largely hidden from view due to a drop in land levels and vegetation. Overall landscape sensitivity is high – the site is unable to accommodate the relevant type of development without significant character change or adverse effects.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

The site is not within 100 metres of any listed sites. Minor adverse effect predicted (not significant). Site is not within a European mitigation zone.

Accessibility

Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre (in Lyme Regis). Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre. In terms of access to facilities in Uplyme, although these are within 1200 metres in a straight line, pedestrian access is either across fields or along busy and or narrow roads which lack continuous footways.

Other constraints

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

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

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 settlements (both Uplyme and Lyme Regis).

Yield (number of dwellings or hectares of employment land)

92

Contribution to spatial strategy

The site lies in Uplyme Parish, but adjacent to the neighbouring town of Lyme Regis. The scale of development of around 90 dwellings is proportionate to the town of Lyme Regis.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities for new housing in the area given the physical and landscape constraints. However, the site is highly sensitive to landscape change and it would be very difficult to access services and facilities in the town centre on foot or by cycling. Development would constitute major development in the context of a national landscape.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Landscape Sensitivity Assessment

Context

Landscape designation context

The site is within the East Devon National Landscape

For sites within AONB, applicable special qualities

Distinctive, unspoilt, and exposed skylines and outstanding views across East Devon.

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

Uply_01 forms part of Landscape Character Type (LCT) 1B Open Coastal Plateau. Key characteristics of this LCT shown on site are high open plateaux, large scale landscape and straight main roads.

Local landscape character of site and immediate surrounds

The site sits on the edge of the upland plateau, but appears remote from the neighbouring settlement due to the topography and vegetation.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

The introduction of built form and associated infrastructure would alter the wide open plateau character of a very wide area and introduce urban elements into an area with a rural character.

Analysis

Physical and natural characteristics	
Medium High	The landscape makes a strong contribution to the local landscape through its flat plateau landform and undeveloped skylines.
Cultural and historic associations	
Medium high	The landscape has a strong intrinsic historic character.
Relationship to existing settlement edge	
High	The site is open on three sides and the housing to the eastern boundary is at a lower level and well screened by trees. The settlement pattern of both Uplyme and Lyme Regis is generally of development extending up the valley sides, but not onto the plateau. There is very little visual relationship between the site and the neighbouring urban area.
Experiential landscape character	
High medium	The site has a tranquil and scenic quality, although there is some road noise.
Views	
High	The landscape is open and has a high degree of visibility from the north and west. The area is visually prominent in the wider landscape. Views of the site to and from the adjoining urban area are cut off by the topography and vegetation. Development would adversely affect the existing settlement edge and, by extending development onto the open plateau, would adversely affect the lack of views of the neighbouring settlements.
Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	

High
Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

The remains of a Romano-British villa were excavated in 1850. The manor of Uplyme was gifted to Glastonbury Abbey by Cynewulf, King of Wessex, in AD750. It was held by the Abbey until the Dissolution.

Overall conclusion

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	

Ecological assessment

Reference number: Uply_01

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	440	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	24000	Minor adverse effect predicted (not significant)
Ramsar site	International	24000	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	7200	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	350	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	440	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	630	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	150	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	160	Minor adverse effect predicted (not significant)

Comments

The site is not within 100 metres of any listed sites. Minor adverse effect predicted (not significant).

Within River Axe SAC Nutrient catchment zone? no

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? no

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

No

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

The site is not within 100 metres of any listed sites. Minor adverse effect predicted (not significant). Site is not within a European mitigation zone.
