

West Dorset, Weymouth and Portland Local Plan Examination

Policy LYME 2 Land Around Lyme Regis

Arising in Matter 11



West Dorset District Council and
Weymouth & Portland Borough Council

1. At the EIP session on Thursday 4 December, Matter 11 Western Localities of West Dorset the Inspector held a discussion around the wording of policy LYME 2. In particular, his concerns were around the ability of the Council to promote development through policy LYME 2 in the absence of any formal agreement between the two authorities.
2. Prior to the examination, officers from West Dorset and East Devon Councils had prepared a Joint Duty to Cooperate Statement setting out their approach to development in the Lyme Regis and Uplyme areas. This is in the Examination library as CD/CON20. This included a revised version of Policy LYME2 as Appendix 1.
3. The Inspector asked the local authorities to consider further rewording of the draft policy to provide greater certainty about how longer term development needs in the two settlements would be addressed.
4. After further discussion, the authorities are suggesting further revisions to the policy and supporting text to aid clarity. These are set out below:

15.3.1 ~~The coastal town of Lyme Regis, in West Dorset, lies close to Uplyme in East Devon. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the surrounding countryside, area around the town is within either the East Devon or Dorset AONB, and there are also constraints of land instability and highway access that limit ~~potential~~ development potential in and at both Uplyme and Lyme Regis sites. Whilst not quantified through formal local housing and employment needs assessment there is a local (Lyme Regis) expression of need for housing and employment in this area, though at Uplyme, including as expressed through policy of the emerging East Devon Local Plan, local aspirations for development are modest. Finding the best solutions to meet the local need for housing and employment in this area should not be undermined by administrative boundaries. As such, it is important that West Dorset District Council works with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to ensure that the most appropriate solutions to meeting local needs of both communities are fully explored. Site allocations could be brought forward through a neighbourhood plan or a development plan document, potentially covering both local planning authority areas.~~

15.3.2 West Dorset District Council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish 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, Lyme Regis and Uplyme are considered to be suitable only for limited local growth, rather than strategic or significant growth.

LYME 2. LAND AROUND LYME REGIS

- i) The district council will work with East Devon District Council, Lyme Regis Town Council and Uplyme Parish Council to undertake joint evidence gathering, including on constraints, and if necessary bring forward proposals of an appropriate scale ~~explore and develop options~~ to support the potential long-term growth of Lyme Regis and Uplyme.

Suggested changes to the Plan

15.4 FURTHER OPPORTUNITIES AROUND LYME REGIS

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