

Joint Local Plan Review for West Dorset, Weymouth and Portland

LYME REGIS BACKGROUND PAPER
PREFERRED OPTIONS CONSULTATION VERSION

AUGUST 2018



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1. Introduction

PURPOSE OF BACKGROUND PAPER

- 1.1 This document is one of a number of background papers produced to support the West Dorset, Weymouth & Portland Local Plan Review.
- 1.2 This paper provides information about:
 - the approach taken to the future development in Lyme Regis,
 - details of current and previous development,
 - rates of growth and how this might change in the future,
- 1.3 The paper also gives details of the site selection process including detailed considerations of environmental constraints in the area.

LOCAL PLAN AND THE REVIEW

- 1.4 In October 2015, West Dorset District Council and Weymouth & Portland Borough Council adopted their Joint Local Plan¹. The Local Plan sets out a long term planning strategy for the area and includes detailed policies and site proposals for housing, employment, leisure and infrastructure. The adopted Local Plan is the main basis for making decisions on planning applications.
- 1.5 In his report on the examination of the Joint Local Plan², the Inspector indicated that he considered it to be *"imperative that an early review is undertaken"* and that the review should be in place by 2021. The objective of the review is to identify additional housing land capable of meeting housing need to 2036, identify a long-term strategy for development in the Dorchester area; and reappraise housing provision in Sherborne.
- 1.6 Although one of the key objectives is to identify a long-term strategy for development in the Dorchester area and reappraise housing provision in Sherborne, the Local Plan review will be considering available land to meet housing needs to 2036. There is therefore a need to ensure growth at other settlements including Lyme Regis, is sufficient to meet needs over this longer-term period.
- 1.7 If a review is absent, or the Local Plan becomes silent or out of date because of a lack of progress, the presumption in favour of sustainable development applies and the councils would have less control in determining where development goes.

¹ <https://www.dorsetforyou.gov.uk/jointlocalplan/west/weymouth>

² <https://www.dorsetforyou.gov.uk/article/421782/West-Dorset-Weymouth--Portland-Adopted-Local-Plan-Inspectors-Report>

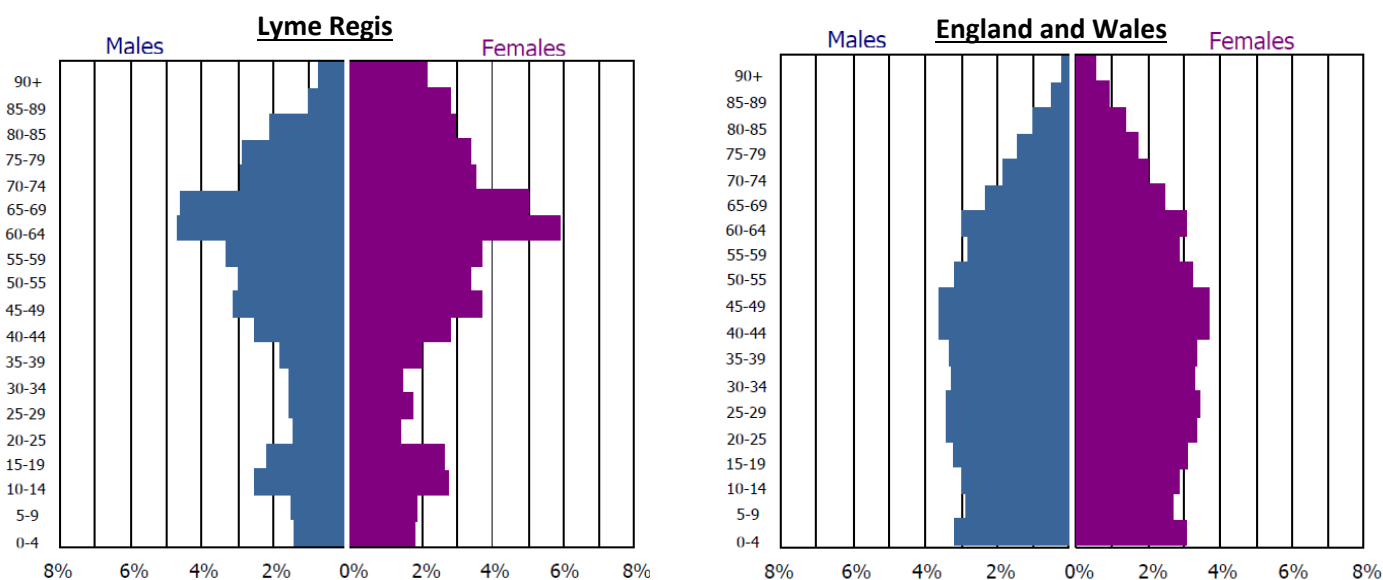
Failure to undertake a review or even start it promptly would be likely to increase the risk of developers submitting planning applications at an early stage.

- 1.8 At the same time as the review is underway there are opportunities to clarify the interpretation of existing policies.

2. Lyme Regis in Context

- 2.1 Lyme Regis is situated on the westernmost edge of West Dorset district, on the border with East Devon and wholly within the Dorset AONB. The town is a historic coastal town with a resident population of around 3,670. A further 1,663 people live in the adjoining village of Uplyme in East Devon.
- 2.2 The town is one of Dorset’s principal tourist resorts and an important centre for visitors to the World Heritage Coast. As a result, the town has a significant number of second and holiday homes. Figures from 2011 show that more than 20% of the housing stock are second homes.
- 2.3 Land instability is an issue for parts of the town and coastal defence works have recently been completed.
- 2.4 The town is relatively self-contained in terms of employment, as there are about 1,500 economically active residents and 1,300 people working in the town. The type of employment offered is predominantly in accommodation and food service activities with major employers in the town being Dorset County Council and Lyme Regis Community Care Ltd.
- 2.5 Challenges for the local plan include taking advantage of the economic benefits of tourism and the World Heritage Site location, while meeting the local needs for affordable housing and jobs, plus protecting the town’s unique character and environment.
- 2.6 Lyme Regis has a population of 3,671 (2011 Census). The population structure is shown in the population pyramid in Figure 2.1. This shows a higher proportion of older residents than nationally and a lower proportion in the younger age range. A particularly notable difference is the low proportion of those in the age group between 20 - 40.

Figure 2.1 Population structure - Lyme Regis



3. Background to growth of Lyme Regis

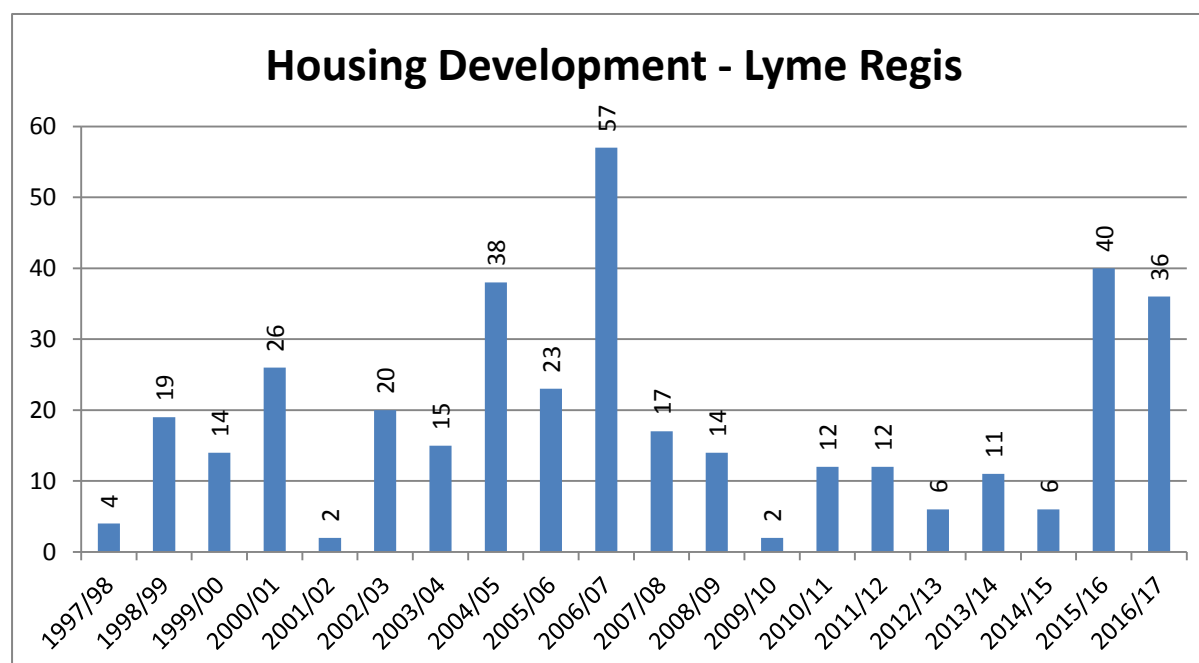
- 3.1 The population of Lyme Regis has declined by 89 since the 1991 census, although since 1997/98, 374 dwellings have been built in the town. Figures 3.1 and 3.2 show the total number of dwellings delivered over time (including private and affordable dwellings), with the number of affordable homes delivered in brackets.
- 3.2 The 2011 census identified that 480 dwellings out of a total of 2,384 on the Council Tax Register were second homes, which equates to 20.1%. This could in part explain the drop in resident population of the town since 1991.

Figure 3.1: Housing Completions – Lyme Regis

97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
4	19	14	26	2	20	15	38	23	57	17
08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	TOTAL	
14	2	12	12	6	11	6	40	36	374	
			(0)	(0)	(0)	(0)	(16)	(10)		

Source: <https://www.dorsetforyou.gov.uk/statistics/town-factsheets>, WDDC and WPPC

Figure 3.2: Development at Lyme Regis



- 3.3 Currently, planning permission has been granted for a total of 84 dwellings in the town, all of which are expected to be delivered by 2021. The main sites with permission still to be completed includes:

- Queens Walk - 45 units
- Woodberry Down residual (Both permissions) – 21 units

3.4 With the remainder of the local plan allocation at Woodberry Down to be completed and the additional sites identified in the town, it is anticipated that around 140 new dwellings will be built over the coming five-year period.

3.5 Between 2011 and 2017, 26 affordable housing units have been completed in Lyme Regis and these were delivered as part of the Woodberry Down development and the affordable housing exception site at Timber Hill.

4. Current Local Plan for Lyme Regis

- 4.1 The approach in Policy SUS2 of the local plan is to direct growth towards the larger more sustainable settlements within the settlement hierarchy and Lyme Regis is identified as one of these settlements. However, it is recognised that there are limited development opportunities in Lyme Regis due to landscape, land instability and highways constraints.
- 4.2 The adopted plan therefore only allocates one site in Lyme Regis, an enlargement of the previous local plan allocation at Woodberry Down which is suitable for up to 90 homes. Development is well underway and the site is now nearly complete.
- 4.3 Figure 4.1 below provides further information about the existing development site allocation in Lyme Regis.

Figure 4.1: Current allocated sites in Lyme Regis

ALLOCATION	USE/UNITS	STATUS	DELIVERY
Woodberry Down (LYME1)	90 Residential Units	Under construction.	Complete by 2018.

- 4.4 The town lies close to the East Devon border and Policy LYME2 of the adopted local plan states that ‘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 to support the long-term growth of Lyme Regis and Uplyme’.

NEIGHBOURING DEVELOPMENT PLAN CONSIDERATIONS

- 4.5 The Uplyme Neighbourhood Plan was made on the 29th November 2017. It proposes small scale infill development within a revised Built-Up Area Boundary, and three affordable housing exception sites that could accommodate up to a total of 19 dwellings, with a maximum of 33% market housing on the site if required to make the schemes viable. It will also allow the conversion of redundant barns and other farm buildings to residential use provided they make a positive contribution to local character and are not in isolated locations.
- 4.6 East Devon District Council has also recently submitted a Villages Plan (2017). No specific policies are proposed for Uplyme however it acknowledges that the Uplyme Neighbourhood Plan proposes a different Built- Up Area Boundary which is considered a reasonable alternative. No provision has been made to accommodate additional growth for Lyme Regis on land in East Devon.

5. Constraints

- 5.1 Lyme Regis is an historic coastal town that lies entirely within the Dorset AONB. In addition to the nationally significant landscape setting it contains a wealth of heritage assets, is an area of coastal erosion and land instability and has highway constraints which mean it is severely constrained when looking for locations for additional development.

LANDSCAPE

- 5.2 National policy puts an emphasis on the protection and enhancement of designated landscapes. In particular, the 2018 National Planning Policy Framework (NPPF) states that "*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.*"
- 5.3 Lyme Regis is within the Dorset AONB and abuts the East Devon AONB. These two protected landscapes therefore sweep over the settlement and surrounding countryside. The special qualities of the Dorset AONB are:
- A collection of fine landscapes;
 - Striking sequences of beautiful countryside that are unique in Britain;
 - Uninterrupted panoramic views;
 - A sense of tranquillity and remoteness; and
 - An undeveloped rural character.
- 5.4 The national Character Area is 147 Blackdowns. The local landscape character is described in more detail in the West Dorset Landscape Character Assessment and the Dorset AONB Landscape Character Assessment. The character type is that of undulating wooded hills and the character area is Wootton Hills summarised below.
- The town is surrounded by the Wootton Hills Landscape Character Area (LCA). This area is characterised by a series of conical hills. These are particularly dominant where these summits form the back drop to the Marshwood Vale and along the coast where they shape small secluded valleys and remote headlands. The area has an intimate tranquil nature confined by the surrounding steep hills. The remote coast has a spectacular visual quality with impressive views towards the landslides west of Black Venn. The key characteristics of the area include:

- Open hilltops, with a heathland character of bracken, heather and gorse, with dramatic Iron Age hillforts. Along the ridge tops beech lined avenues lead towards open summits and occasional beech tree groups or woods.
- Large oak and ash woodlands and arable fields on valley sides. Patterns of strip lynchets.
- Patchwork of small, regular unimproved grassland fields on valley bottoms with dense species rich hedgerows, hedgerow trees and small broadleaved woodlands.
- Occasional orchards.
- Dramatic remote coastline of imposing summits, coastal landforms and sheltered valleys.

HERITAGE ASSETS

- 5.5 In relation to the historic environment, the 2018 NPPF recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.6 Lyme Regis is extremely rich in heritage assets. It contains over 200 listed buildings, 22 important local buildings and the majority of the town centre is covered by the conservation area. The coast is designated as a World Heritage Site and there are a number of protected wrecks within the waters off the coast.
- 5.7 Lyme Regis has Saxon and early medieval origins and grew into a town and seaport some time between the 11th and late 13th century. After a period of decline around the mid-1300's it revived to become a mercantile port between the late 15th and mid-17th century. It underwent a major transformation into a fashionable seaside resort in the later 18th century, attracting many rich and famous visitors. It also became famous for its part in the development of the sciences of geology and palaeontology. Lyme continued to produce cloth in the 19th century. There was significant quarrying along the coast, bringing about rapid erosion, but the industry had died out by the end of the 19th century. Today Lyme is a town largely dependent on the tourist trade.
- 5.8 Lyme's historic character is closely bound up with its landscape and maritime setting, street pattern, and its historic buildings, which together contribute to its local distinctiveness. The narrow winding streets in the centre provide a very strong contribution linking the present town to its medieval past. The high quality and quantity of historic buildings (many of late 18th and early 19th century date) form a major component of Lyme's historic seaside resort character. The landscape setting is perhaps the most dominant element, shaping the layout of the town and constraining its growth. The unstable nature of the ground, particularly near the coastline has inhibited urban development. The steepness of the slopes

have made inland movement difficult and provide many vantage points to view the surrounding landscape and seascape. It is a magnificent backdrop to the town, enhancing Lyme's attraction as a seaside resort.

5.9 The town centre is covered by a Conservation Area and the conservation area appraisal identifies the key characteristics of its special interest:

- Situated within the Jurassic Coast (World Heritage Site) - a spectacular landscape setting with undulating topography, River Lim with its outlet to the sea, trees and woodland;
- The Cobb and associated views and panoramas;
- Cobb Gate, Broad Street and Middle Row and associated views and panoramas;
- Marine Parade, Lister and Langmoor Gardens and associated views and panoramas;
- Anglo-Saxon, medieval and post-medieval industrial, coastal and urban archaeology;
- C18 - C19 suburban and seaside resort expansion;
- C16 and C17 timber-framed buildings, often behind later fronts;
- Particularly rich assembly of late C18, Regency and early Victorian villas and town houses with related details, materials and techniques;
- 210 Listed Building entries, including four Grade I and four Grade II*;
- 22 important local buildings;
- Coherent groups of buildings of quality within the town, including Marine Parade, and in Cobb hamlet;
- Architectural and historic details and features overall;
- Consistent use of local Lias limestone, chert and other traditional materials;
- Associations with famous scientific, literary and artistic names.

COASTAL EROSION AND LAND STABILITY

5.10 The 2018 NPPF states that *"Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures."*

5.11 The area between Lyme Regis and Charmouth is one of the largest active landslip areas in Europe. (Portland Harbour North-Western Shore Strategic Study, May 2008). A Preliminary landslip study (July 2003) identified areas of potential land instability in the area around Lyme Regis and Charmouth. In 2012, consultants Halcrow were commissioned to develop guidance for planners and engineers on

- the nature of risks posed to coastal areas from coastal change. The report; Managing Coastal Change: Coastal Risk Planning Guidance for West Dorset, Weymouth & Portland (CD/ENV8) separates the plan area coastline into 33 sections. The nature of coastal change risks including the nature of the hazards and timing and frequency of risks occurring are described for each section.
- 5.12 Much of the coastline is also subject to coastal erosion. Although there are uncertainties regarding the extent and pace of sea level rise and coastal change, risks to people and the environment are expected from the constant evolution of the coast. The South Devon and Dorset (Durlston Head to Rame Head) Shoreline Management Plan (SMP) defines the over-arching strategy for protecting the coast, identifying which sections of the coast are to be protected in the short (0 to 20 years), medium (20 to 50 years) and long term (50 to 100 years).
- 5.13 In the vicinity of Lyme Regis the coast is characterised by dramatically important cliffs which are subject to large-scale complex landsliding. The nature of the erosion to these cliffs is integral to their designations and landscape value, however, the area is also important for tourism with resorts heavily dependent on this. At Charmouth and the eastern side of Lyme Regis, there is increasing risk of further recession of the landslide complexes causing outflanking or even loss of the presently defended areas. The risk in these areas may be managed in the short term through either maintenance of existing defences or, in the case of Lyme Regis, construction of the Lyme Regis Environmental Improvement Scheme (Phase IV). The long term defence of these areas will be determined by the extent and location of future cliff recession.
- 5.14 Map 1 shows areas at risk from coastal erosion and therefore where development should be directed away from.
- 5.15 Coastal Change Management Areas (CCMAs) are one of a number of policy recommendations from the Coastal Risk Planning Guidance Document. Planning policies should set out what development will be appropriate in such areas (and in what circumstances) and make provision for development and infrastructure that need to be relocated away from a CCMA. The Managing Coastal Change guidance document recommended that much of the undefended parts of the plan area's coastline be included in a future CCMA due to the severity of the erosion risks. Policy ENV7 in the Preferred Options Consultation Document deals with land instability including in the slope instability zones identified in the Lyme Regis and Charmouth Area (as described in Table 2.4). Policy ENV8 seeks to limit new built development within the CCMA and Policy ENV9 allows for the relocation of existing dwellings and farm buildings within the CCMA. . Further information can be found in the Background Paper – Coastal Change.

BIODIVERSITY

- 5.16 National policy highlights the importance of safeguarding local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity. It also indicates that plans should identify and pursue opportunities for securing measurable net gains in biodiversity.
- 5.17 There are two internationally designated Special Areas of Conservation (SACs) along the coast of Lyme Regis, the Sidmouth to West Bay (DT/A018) and Lyme Bay and Torbay candidate marine SAC (UK0030372).
- 5.18 The coast is also nationally designated as a Site of Special Scientific Interest (SSSI), the West Dorset Coast SSSI (SY39/004 – biological).
- 5.19 There are three locally designated Sites of Nature Conservation Importance (SNCI's) at:
- Sleaford Wood – a replanted ancient woodland
 - Spittles Lane Meadow – a small field of species-rich neutral grassland sward; and
 - Hole Common – an area of plantation woodland with varied flora

FLOOD RISK

- 5.20 National policy states that "...inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk..." through the application of the Sequential Test.
- 5.21 The West Dorset Level 1 SFRA (CD/ENV9) identified significant areas of Lyme Regis as being at risk from fluvial and tidal flooding. Along the River Lim & Eastbroke and along the coast areas of greatest risk of flooding are designated as Flood zone 3 & 2 and development should generally avoid these areas. Uses where there is a specific need to be in that area, is considered a less vulnerable use or a temporary use may be acceptable. Managing Coastal Change: Coastal Risk Planning Guidance makes reference to flooding risk as well as coastal erosion and land stability.
- 5.22 In addition to the extent of fluvial and tidal flooding, there are areas affected by surface water, groundwater and sewer flooding. The councils are provided with surface water flood maps recorded by the Environment Agency. It is expected that these types of flood risk will generally increase due to the expected wetter winters (causing more frequent and prolonged groundwater flooding) and the incidence of short-duration high intensity rainfall events associated with summer convective storms (causing more frequent surface water and sewer flooding).

AGRICULTURAL LAND CLASSIFICATION

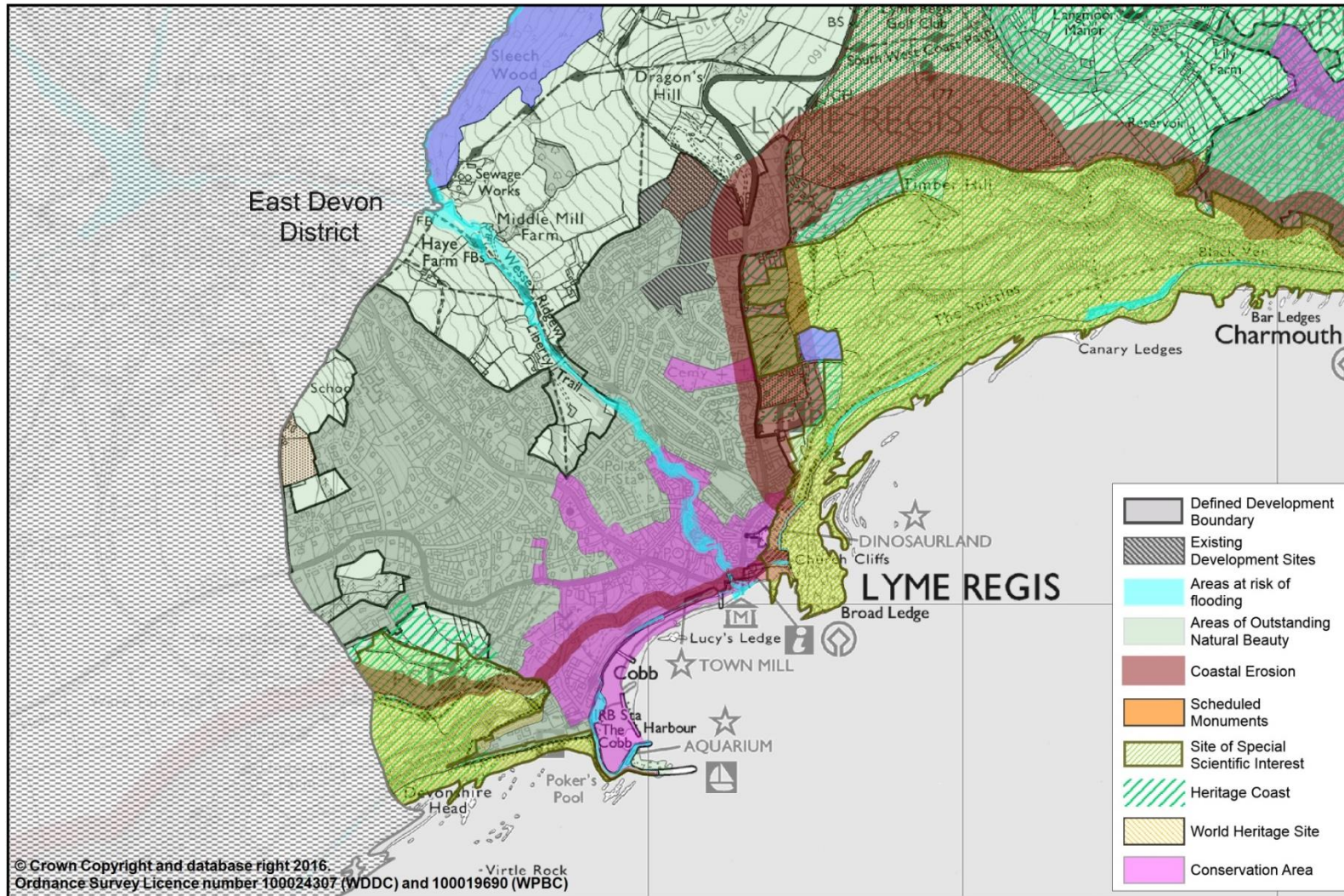
- 5.23 Agricultural land is an important resource that needs to be managed in an appropriate way to underpin sustainable development. The agricultural land is important for the production of food, biomass, water storage and biodiversity.
- 5.24 National policy as set out in the National Planning Policy Framework and the Planning Policy Guidance indicates that agricultural land classification is a material consideration when making planning decisions and that development should be steered away from the best and most versatile agricultural land (Grades 1, 2 and 3).

The Planning Policy Guidance expands on the text within the NPPF stating that national policy "*...expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*"
- 5.25 The land surrounding Lyme Regis falls predominantly in the categories 3 and 4 with 1 being the highest quality and 5 being the poorest.

TRANSPORT AND INFRASTRUCTURE

- 5.26 The access to everyday facilities by sustainable modes of transport is an important factor in considering the location of new development.
- 5.27 At Lyme Regis existing highway infrastructure is heavily constrained by existing development and environmental constraints.
- 5.28 Two roads off the A35 Trunk Road lead into Lyme Regis, the A3052, which extends from the main road into the town centre and westwards toward Devon and the B3165 that goes through Uplyme to the centre. All these routes are constrained in places by topography or existing development particularly in the town centre where the historic street pattern narrows to single lane width and there are tight bends.
- 5.29 There are no proposals in the Local Transport Plan (LTP3) (CD/COM4) to make any significant infrastructure improvements. The strategy is to reduce the need to travel, manage and maintain the existing network more efficiently, encourage sustainable tourism and modal shifts to more sustainable modes of transport.
- 5.30 There is no railway station in Lyme Regis and the road network can become very congested in the summer peak period.

Map 1: ENVIRONMENTAL CONSTRAINTS AROUND LYME REGIS



6. Opportunities

6.1 The 2018 NPPF states that there are three overarching sustainable development objectives: economic, social and environmental. Future growth at Lyme Regis will help:

Economic

- Support the tourism based economy;
- Provide opportunities for business growth;
- Maintain and improve the variety of shops in the town centre;

Social

- Meet the need for affordable housing;
- Balance the local housing market by providing more homes for local people;
- Balance the age profile;
- Develop links with Uplyme in East Devon;
- retain and expand local facilities and services including shops, schools and doctors surgeries;

Environmental

- Preserve the towns heritage and fossil interests;
- Preserve the towns setting in its landscape.

6.2 Across West Dorset the proportion of the population that are of working age is projected to decline significantly over coming years with the proportion for West Dorset expected to be around 49% by 2036.

6.3 The main implication of this change is the decline in the available workforce reducing the sustainability of the local economy overall. In addition the per-capita productivity is less than Dorset as a whole and less than nationally resulting in relatively low wages and low levels of investment in innovation.

7. Issues and Options Consultation

- 7.1 This section explains how the initial options at Lyme Regis were developed for the issues and options consultation in February 2017. The local plan review needed to consider development opportunities around the eight main settlements in the plan area as identified in the adopted policy SUS2. This included in Lyme Regis where, due to the constrained nature of the town, there are very limited opportunities for development.

INSPECTOR'S COMMENTS ON GROWTH AT LYME REGIS

- 7.2 Due to the proximity of Lyme Regis to the district boundary and the presence of Uplyme in East Devon, the local plan inspector highlighted the need for cross-boundary discussions. He said that he did *"not consider the close relationship between two parts of what can be viewed as the same settlement should be dismissed"* However, he recognised that *"it is unclear whether additional sites in Uplyme could be made available"* and recognised that options *"are limited because of the location of both settlements in Areas of Outstanding Natural Beauty (AONB) and land stability and access issues"*.
- 7.3 The allocation at Woodberry Down, included in the adopted local plan, was considered by the inspector to be visually *"well contained by the surrounding landform so its impact on the AONB is limited"*.

APPROACH TO INITIAL OPTIONS

- 7.4 The topography, Dorset and East Devon AONBs, land stability issues and the coast, all act together to limit opportunities for development in the Lyme Regis area.
- 7.5 In considering the initial future growth options, the councils undertook an initial 360 degree search of all possible development site options around the town. Unsuitable options were discounted at an early stage through an initial site sieving exercise, with more detail in the accompanying issues and options sustainability appraisal.
- 7.6 Map 2 shows the Broad Areas of Search and the tables below set out the details that were considered in the assessment of suitability for progression to the next stage of consideration.

MAP 2: BROAD AREAS OF SEARCH – LYME REGIS

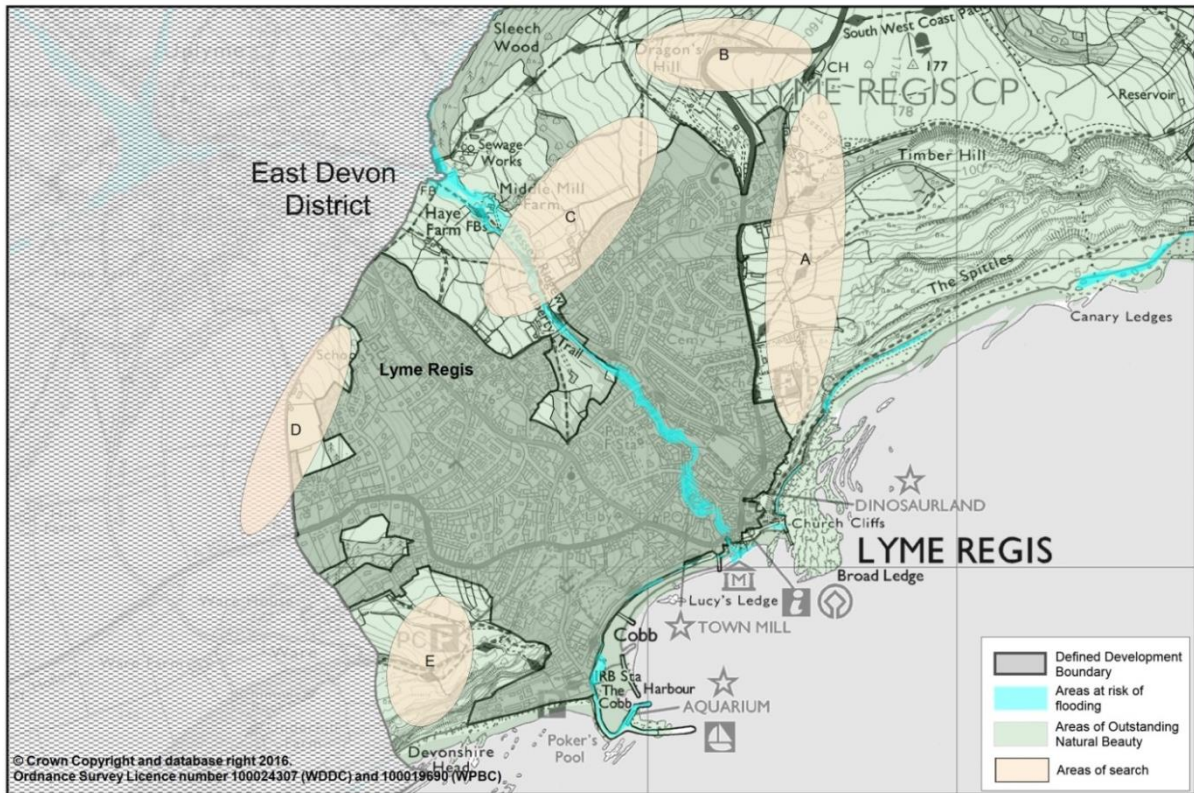


Figure 7.1: Details of each broad search area

AREA A - EAST OF CHARMOUTH ROAD	
Landscape	<p>Patchwork of small, regular unimproved grassland fields on valley bottoms with dense species rich hedgerows, hedgerow trees and small broadleaved woodlands.</p> <p>Dramatic remote coastline of imposing summits, coastal landforms and sheltered valleys.</p>
Heritage	<p>The area is adjacent to the Lyme Regis conservation area.</p> <p>Encompasses part of the Heritage coast and is adjacent to the World Heritage site.</p>
Biodiversity	<p>The area of search covers part of the Sidmouth to West Bay SAC and South Dorset Coast SSSI</p> <p>SNCI – SY39/054 Spittles Lane Meadow. A small field of species-rich neutral grassland sward</p>
Coastal Erosion and Land stability	<p>Parts of the area of search are vulnerable to the three categories of coastal erosion i.e. 20, 50 and 100 years.</p> <p>The cliffs are subject to complex landsliding processes and are fronted in by narrow shingle beaches and rocky shore platforms. It is for these processes that this section area is also designated for its geological and</p>

	<p>geomorphological features as part of the UNESCO Dorset and East Devon World Heritage Site.</p> <p>The SMP policy (unit 6a19) for this section of the coast is No active intervention. This means that there is no expectation for constructing any flood or coastal protection measures along this section of coast over this period. As such, this section will be allowed to continue to evolve naturally.</p> <p>The recommendations are that no permanent development should occur in the area at risk of erosion along the cliff top or the coastal slope seawards of the defined erosion bands.</p>	
Flooding	Area susceptible to ground water flooding and surface water flooding	
Agricultural Land	Agricultural land grade 3	
Transport	Vehicular access via A3052 Charmouth Road.	
Infrastructure	The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	None	
Conclusion	Impacts on AONB, World Heritage Site, Heritage Coast, International and nationally important nature conservation sites. , vulnerable to coastal erosion.	No development potential in this area – not taken forward

AREA B - DRAGON'S HILLS

Landscape	Area is very prominent in the landscape and is situated away from the main built area of Lyme Regis. The area is also the main entrance into Lyme Regis from the eastern side and is the initial gateway into the town.
Heritage	<p>There are no heritage assets in the immediate vicinity of the site.</p> <p>Thistle House and attached brick terrace wall - listed grade II (0.6km)</p> <p>Charmouth Tunnel - listed grade II (0.5km)</p> <p>Langmoor Manor - listed grade II (1km)</p> <p>Conservation Area (detached area)– 1 km</p>
Biodiversity	There are no national or international nature conservation designations

	<p>within the search area.</p> <p>A locally designated SNCI - Hole Common (SY39/050). An area of plantation woodland with a varied flora is located to the north of the area.</p>	
Coastal erosion and land stability	A small part of area of search is within slope instability zone 1 (ENV7)	
Flooding	Small parts of the area of search are subject to surface water flooding.	
Agricultural Land	Agricultural land grade 3	
Transport	Vehicular access via A3052 existing access to caravan park.	
Infrastructure	The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	Development would result in the loss of a well established holiday park.	
Conclusion	<p>There is potential to accommodate new residential development without significant harm to the landscape and visual quality of the area. Residential development would result in an improvement to the landscape character by replacing the visually intrusive area of static caravans.</p>	<p>Potential within this area on the lower extents (120m contour)</p>

AREA C – NORTH WEST OF LYME REGIS

Landscape	Large oak and ash woodlands and arable fields on valley sides. Patterns of strip lynchets. Patchwork of small, regular unimproved grassland fields on valley bottoms with dense species rich hedgerows, hedgerow trees and small broadleaved woodlands
Heritage	<p>There are no heritage assets in the immediate vicinity of the site.</p> <p>Old Mill - listed grade II (0.5km)</p> <p>Horn Bridge - listed grade II (0.6km)</p> <p>Haye House & garden walls - listed grade II (0.7km)</p> <p>Conservation Area (detached area)– (0.6km)</p>
Biodiversity	There are no national or international nature conservation designations

	<p>within the search area.</p> <p>A locally designated SNCI to the north - Sleaf Wood area of ancient Replanted Woodland.</p>
Coastal erosion and land stability	Part of the area of search is within slope instability zone 1 (ENV7).
Flooding	Parts of the area of search are within flood zone 2 & 3 and susceptible to surface water flooding.
Agricultural Land	Agricultural land grade 3 and 4.
Transport	Vehicular access via A3052 and Colway Lane
Infrastructure	The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.
Other	
Conclusion	<p>There is potential to accommodate new residential development in this area avoiding impacts on the Dorset AONB, landscape impact and areas at risk of flooding.</p> <p>Some potential within this area</p>

AREA D – WEST OF LYME REGIS

	Part of this is within East Devon and therefore cannot be allocated through this local plan review. This information relates to the portion in West Dorset.
Landscape	Large oak and ash woodlands and arable fields on valley sides. Patterns of strip lynchets. Dramatic remote coastline of imposing summits, coastal landforms and sheltered valleys.
Heritage	<p>There are no heritage assets in the immediate vicinity of the site.</p> <p>Braeside Spring Cottage – listed grade II (0.3km)</p> <p>Colway House – listed grade II (0.4km)</p> <p>Clappentail – listed grade II (0.5km)</p> <p>Portland Lodge – listed grade II (0.5km)</p> <p>Conservation Area (0.8km)</p>

Biodiversity	There are no nature conservation designations within the area of search.	
Coastal Erosion and Land stability	The area of search is within land Instability zone (ENV7)	
Flooding	The area is not in flood zone 2 or 3 or susceptible to ground water or surface water flooding.	
Agricultural Land	Agricultural land grade 3	
Transport	Vehicular access via B3165- Uplyme Road	
Infrastructure	The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.	
Other	None.	
Conclusion	Potential significant adverse impacts on AONB, highway issues.	No development potential in this area – not taken forward

AREA E - WARE	
Landscape	<p>Numerous conical hills of greensand with deep, branching clay valleys. Open hill tops of greensand summits, with a heathy character of bracken, heather and gorse, often with dramatic hillforts. Patchwork of small, regular unimproved pastoral fields on valley bottoms with dense species rich hedgerows, hedgerow trees and small broadleaved woodlands. Deep, narrow winding lanes with hedge banks and occasional beech tree canopies and avenues along ridge tops. Large oak and ash woodlands and arable fields on valley sides</p> <p>Dramatic remote coastline of imposing summits, coastal landforms and sheltered valleys. Intimate and enclosed landscape of close horizons. Scattered clustered settlements of golden limestone and thatch along the valley bottoms. Occasional orchards.</p>
Heritage	<p>There are no heritage assets in the immediate vicinity of the site. However adjacent to the site are:</p> <p>Lower Ware, Umbrella Cottage, Upper Cobb House, Gatesfield, High Cliff Hotel, Hillcrest Ware Corner, Parkway Westfield , Shire End– listed buildings grade II</p>

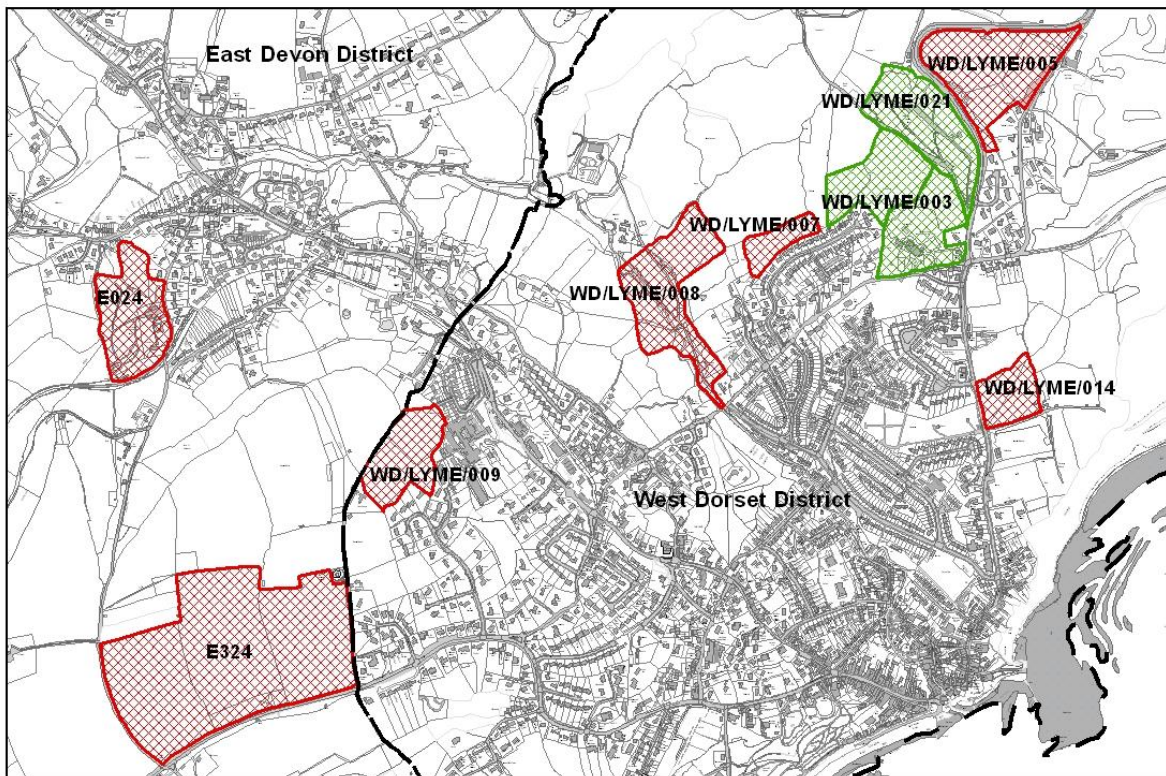
	<p>Lyme Regis conservation area</p> <p>East Devon and Dorset World Heritage Site</p>
Biodiversity	<p>The area of search covers part of the Sidmouth to West Bay SAC and South Dorset Coast SSSI</p>
Coastal Erosion and Land stability	<p>Parts of the area of search are vulnerable to the three categories of coastal erosion i.e. 20, 50 and 100 years.</p> <p>This section is dominated by high clay-rich cliffs that form the eastern end of Ware Cliffs, and which are fronted by Monmouth Beach and rocky shore platforms. The cliffs are subject to complex landsliding processes and it is for these processes that this section area is also designated for its geological and geomorphological features as part of the UNESCO Dorset and East Devon World Heritage Site. It is also within or in very close proximity to the South Dorset AONB; the Sidmouth to West Bay SAC; and the Lyme Bay and Torbay candidate SAC.</p> <p>The western part of this section is undefended, natural cliff subject to complex landsliding processes. There is much less development along the cliff top in this area, with only a few properties along Ware Lane located within 250m of the cliff headscarp.</p> <p>The SMP policy (unit 6a22 and 23) for the undefended cliffs along the western part of this section is for no active intervention over the next 100 years. This means that there is no expectation for constructing any flood or coastal protection measures along this section of coast over this period. As such, this section will be allowed to continue to evolve naturally.</p> <p>The recommendations are that along the natural, undefended western part of this section no permanent development should occur in the area at risk of erosion along the cliff top or the coastal slope seawards of the defined erosion bands. Time-limited planning consent for a limited range of developments is most appropriate within the erosion risk zone.</p>
Flooding	<p>Parts of the area susceptible to surface water flooding</p>
Agricultural Land	<p>Agricultural land grade 3</p>
Transport	<p>Vehicular access via A3052 Sidmouth Road.</p>
Infrastructure	<p>The area of search is on the edge of the existing settlement. There would be access to local services including schools, health facilities and retail.</p>

Other		
Conclusion	Unacceptable impacts upon Sidmouth to West Bay SAC, South Dorset coast SSSI, East Devon and Dorset World Heritage Site, the heritage Coast, the Dorset AONB, and is subject to coastal erosion.	No development potential in this area – not taken forward

JOINT WORKING

7.7 At issues and options stage opportunities for delivering growth in and around Lyme Regis were explored with East Devon District Council. Development options were assessed jointly by officers of both local planning authorities with input from both the Dorset and East Devon AONB teams. The sites considered at issues and options stage are shown on Map 3 below.

MAP 3: DEVELOPMENT OPTIONS ACROSS EAST DEVON AND DORSET BORDER



SHLAA sites in Lyme Regis and Uplyme © Crown copyright and database rights 2014 Ordnance Survey 100023746

7.8 A standard approach to this exercise was adopted so that sites were considered on a consistent basis regardless of whether they are located within Devon or Dorset. The approach taken was to visit each of the sites considered as part of a Strategic

Housing Land Availability Assessment (SHLAA) (CD/SUS13). Given the landscape status of Lyme Regis and the surrounding countryside as an Area of Outstanding Natural Beauty the potential impact of residential development was carefully considered against a standard template devised for assessing landscape sensitivity to change.

- 7.9 All of the sites were considered to have the potential for significant impacts on the AONB landscape. The sites least sensitive are WD/LYME/003 – Land at Woodbury Down, which is currently being developed, and WD/LYME/021 – Land at Timber Vale Caravan Park. The initial landscape assessment concluded that part of this site had the potential to accommodate new residential development without significantly harming the landscape and visual character of the area (subject to detailed criteria). The two sites considered to be most sensitive to landscape change were WD/LYME/005 – Land at Timber Hill and E324 – Land west of Shire Lane.
- 7.10 In terms of future development patterns, Lyme Regis and Uplyme were only considered to be suitable for limited local growth, rather than strategic or significant growth. This approach has been carried forward through the East Devon Draft Villages Plan 2016 where no specific allocations were proposed for Uplyme. Therefore, no provision has been made to accommodate additional growth for Lyme Regis on land in East Devon.
- 7.11 The Uplyme Neighbourhood Plan was made in November 2017. It supports infill development within the built up area boundary and allocates some affordable housing exception sites to meet local needs.
- 7.12 Since this assessment land at Timber Hill has permission for residential development as an affordable housing exception site for 15 dwellings.

REFINED OPTIONS

- 7.13 As a result of the initial sieve of potential development areas, joint working and the consideration of all of the above constraints, two initial site options were identified within the administrative boundary of Lyme Regis. Figure 7.2 below sets out an indicative level of development and the potential development issues for each option which are shown on Map 4. According to the issues and options sustainability appraisal areas C and B are more sustainable development options however there remains the potential for development resulting in significant landscape impacts since the area is located in the Dorset AONB and area C includes a flood zone.
- 7.14 Further information about the potential initial development options was sought through the Issues and Options consultation, which started in February 2017. At that time it was recognised that additional work would need to be undertaken to

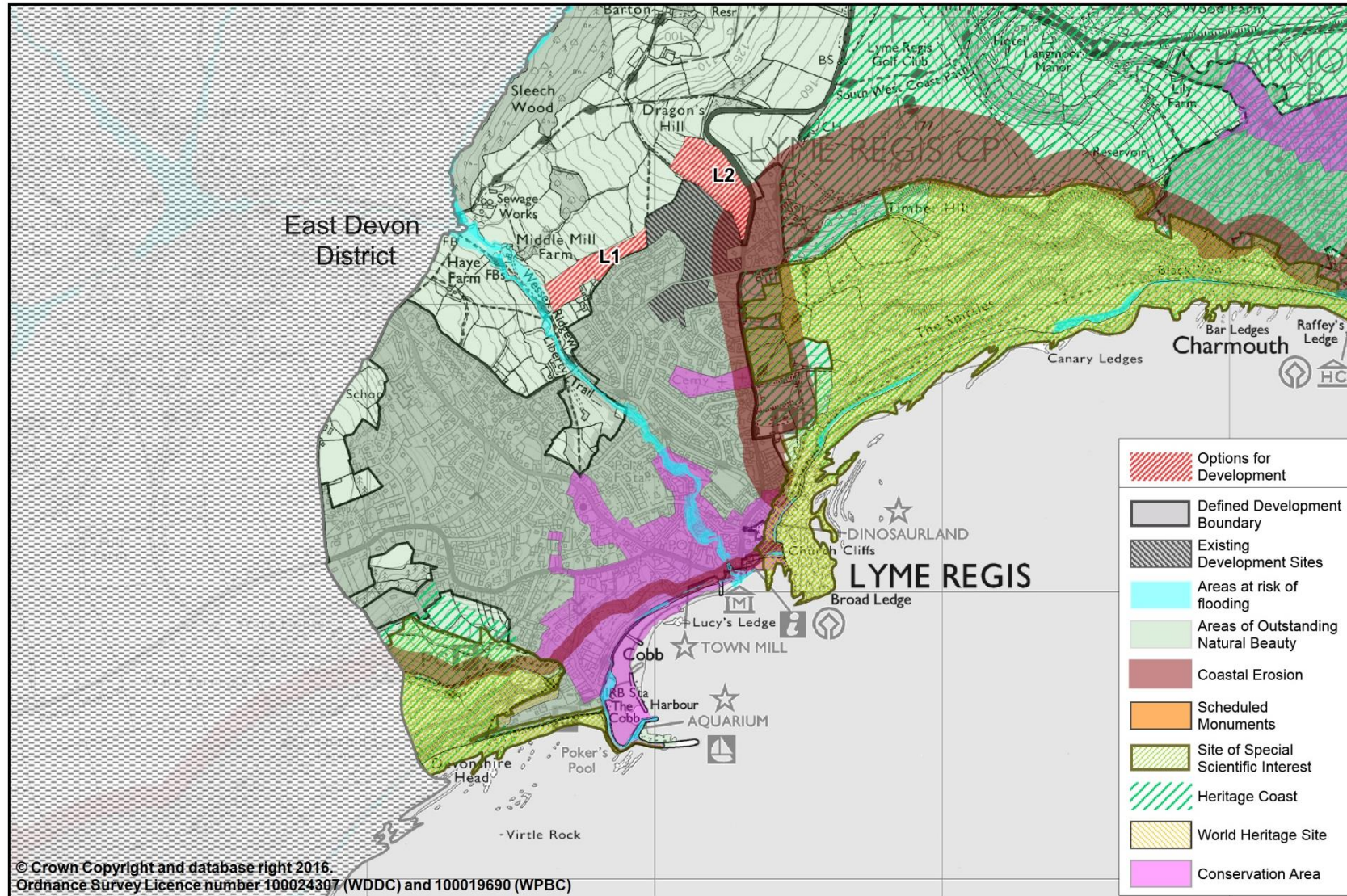
refine site suitability and fully establish infrastructure requirements as well as constraints to development such as landscape or heritage impacts.

Figure 7.2: Details of Refined Options

REFINED DEVELOPMENT OPTION	INDICATIVE CAPACITY (DWELLINGS)	DEVELOPMENT ISSUES
L1: North of Lyme Regis	60 homes Residential	<p>Within Dorset AONB , landscape impact, land instability</p> <p>The site has a strong rural character, which would be damaged by residential development in this location. If access limitations can be overcome, there may be potential to mitigate the landscape impacts to some degree, due to the existing landscape complexity.</p> <p>All boundary and riverside vegetation should be retained and enhanced with further tree and shrub planting.</p> <p>Introduce new tree planting within the more open areas of the site to continue the well-vegetated river corridor character.</p> <p>Limit development to low density two storey dwellings as at Talbot Road and nearby development to avoid visually prominent structures and allow a tree canopy to develop within the site.</p>
L2: Timber Vale	80 homes Residential	<p>This site is considered to have potential to accommodate some new residential development without significantly harming the landscape and visual character of the area.</p> <p>Development would need to be sensitively designed, of a suitably low density, and should not reach to the upper extents of the site.</p> <p>Development at the site would also need to provide comprehensive landscaping to conserve the wooded hills character.</p> <p>Residential development of this nature would result in an improvement to the landscape character of the area, replacing a visually intrusive area of static caravans.</p>

		Highway implications - possible surface water flooding issues.
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MAP 3: OPTIONS FOR GROWTH AT LYME REGIS



8. Issues and Options Consultation

- 8.1 The Issues and Options consultation provides an opportunity for stakeholders and the public to give their views on the initial development options. Ten public consultation events were held between 20th February and 9th March 2017. It is estimated that 1,172 people attended these events.

Location	Date	Estimated attendance
Sherborne	20 February 2017	92
Weymouth	21 February 2017	72
Portland	23 February 2017	48
Charminster	24 February 2017	244
Dorchester	27 February 2017	86
Beaminster	28 February 2017	105
Lyme Regis	1 March 2017	54
Bridport	2 March 2017	127
Crossways	7 March 2017	230
Chickerell	9 March 2017	114
Total		1,172

- 8.2 As part of the consultation, 269 responses were received that related to Lyme Regis. A summary of the responses received for each of the questions asked is set out below. **It should be noted that these are a summary of the responses received and do not necessarily reflect the Council's position.**

- 14-i. **Lyme Regis has grown at an average rate of 15 dwellings per year over the last 5 years. Given the constrained nature of the Lyme Regis area, should we plan for a lower level of growth or maintain the current level of growth?**

COMMENTS RECEIVED RELEVANT TO QUESTION 14-i

- 8.3 The rate of delivery in Lyme Regis had a number of varied responses, with the majority of people airing their concerns about housing delivery in Lyme Regis given the high number of constraints in the town.
- 8.4 There were comments making a case of more growth than 15 dwellings per year over the next 5 years, but also comments stating that this level of growth was too high and smaller infill development should be supported.
- 8.5 There were also concerns raised that less sustainable locations may be considered due to the lack of cross border discussions.
- 8.6 Concerns have also been raised about development altering the character of Lyme Regis and causing more traffic issues in the centre of Lyme, which due to the small streets and constrained nature of the town cannot be altered to accommodate more traffic.

HOW THESE ISSUES HAVE BEEN ADDRESSED

- 8.7 The level of growth identified in the Local Plan review for each main settlement including Lyme Regis is based on a number of factors and not purely the level of housing need. Given the high number of major constraints in and around Lyme Regis this has been a serious consideration when looking for suitable sites and has resulted in other compromises having to be made, for example proximity to the town centre.
- 8.8 Although the approach to not allocate any sites in Lyme Regis and allow only infill development was considered, the high level of need for affordable housing in Lyme Regis would not be addressed. In general, if only infill sites were considered the level of affordable housing delivered in Lyme would be very limited as the majority of infill sites would be less than 10 units which are not required to provide affordable housing onsite. It was therefore considered more appropriate to look to allocate a larger site in Lyme Regis and allow infill sites to come forward on their own merits supplementing any allocations through the Local Plan Review.
- 8.9 Issues and Options comments made the point that more housing is likely to put more pressure on the already congested roads throughout Lyme Regis however Policy LYME1 requires the provision of a footway to link the Woodberry Down site with current footways into the centre of Lyme Regis. Although due to the steep topography more car trips to the centre of Lyme

Regis will occur it is hoped the provision of a better footway will help to reduce the impact on the centre.

- 8.10 A number of comments also raised concerns over the potential impacts on the character of Lyme Regis. Given the fact that the site is located further away from the town centre with appropriate landscaping that is stipulated in the policy the impacts on the character of the town centre should be minimal.

14-ii Are there any additional issues related to the development of the site options?

COMMENTS RECEIVED RELEVANT TO QUESTION 14-ii

- 8.11 There were comments relating to medical facilities and schools already being over subscribed in Lyme Regis and additional development would put more pressure on these facilities.
- 8.12 Landscape concerns for any additional development in Lyme Regis have been raised by the Dorset AONB team. Natural England also raised concerns and in their consultation response, it states that none of the development options should be carried forwards unless the authority is satisfied there is a clear local need that cannot be met through the existing allocations within the town or in the development options considered outside the AONB.
- 8.13 Other issues were raised in the consultation including additional development disturbing wildlife such as dormice.

HOW THESE ISSUES HAVE BEEN ADDRESSED

- 8.14 As a result of the comments collected in the Issues and Options consultation the two sites that had been previously considered were both deemed unsuitable. This was due to significant landscape impacts, transport/access issues, impacts on public rights of way and impacts on biodiversity.
- 8.15 In response to the issues and options consultation, an omission site was submitted proposing an extension to the Woodberry Down allocation in the current local plan. In developing the preferred options, this site was assessed to determine whether it could be more suitable than either of the sites included in the Issues and Options consultation.

14-iii. What are the infrastructure requirements for the development of the site options, individually or in combination with others?

COMMENTS RECEIVED RELEVANT TO QUESTION 14-iii

- 8.16 A number of points were raised in relation to the issues with the town's current infrastructure such as roads, buses, parking, schools and healthcare and whether the facilities in the town could actually support any additional growth.
- 8.17 A number of comments were made by individuals relating to additional development exacerbating existing problems on the with traffic congestion, pedestrian safety which are especially apparent during the holiday season.
- 8.18 Points were raised in the consultation regarding types of sites. The response stated that councils should allocate the widest range of possible sites by size and market location so that house builders of all types and sizes have access to suitable land in order to offer the widest range of products.

HOW THESE ISSUES HAVE BEEN ADDRESSED

- 8.19 Throughout the Issues and Options consultation, statutory consultees were contacted allowing them to make comments on required infrastructure including potential school requirements, GP requirements and any highway improvements. Although there was not enough detail in the Issues and Options document on site specifics to make full recommendations at this stage, it did allow the statutory consultees to make general comments on things that would need to be considered and helped to make the decision to look in more detail at the Woodberry Down Extension and remove the Timber Hill site from the review at this time.

OPTION L1 – NORTH OF LYME REGIS

- 8.20 Issues with option L1 include further encroachment into the AONB and the potential negative impacts on the adjacent wooded river valley. The point was also raised that site had been assessed by the AONB team previously and was not favoured due to the high landscape quality in the area. There are also a number of footpaths in the area which would be impacted by developing this site.
- 8.21 Lyme Regis Town Council raised the point that there are issues on this site in relation to surface water and ground water flooding. Issues have also been

raised in relation to surface water flooding on a number of roads close to the site.

- 8.22 Dorset County Council made the point that Colway Lane (which would be the main access road), is unsuitable due to issues with surface water flooding as well as Colway Lane being unsuitable due to highway constraints therefore resulting in the site not having adequate access.
- 8.23 Points were also raised that there is a lack of access to amenities in the centre of the town and a lack of permanent employment land in Lyme Regis.

OPTION L2 – TIMBER VALE

- 8.24 Points raised with option L2 by the Town Council include the issue with the existing land use. The site is currently used as a caravan park, however the majority of the caravans on the site are used as permanent dwellings. If the site was developed sympathetically to be accommodated within the sensitive landscape, it would be likely to result in a net loss of dwellings.
- 8.25 The site is also distant from existing amenities in the Town centre and therefore developing this site would result in additional car trips into the town, as well as the access point onto the main road being considered dangerous.
- 8.26 The landscape comments from the AONB team are partially supportive however the site is very prominent and therefore would require sensitive design.

HOW THESE ISSUES HAVE BEEN ADDRESSED

- 8.27 Due to the concerns raised in the Issues and Options consultation this site has not been taken forward to the Preferred Options stage.

GENERAL COMMENTS RECEIVED

- 8.28 Other points raised include the lack of jobs and permanent employment in Lyme Regis. Lyme Regis Town Council states that almost half (48%) of the local jobs are part-time and many are seasonal. The Town Council also make the comment that there are very limited opportunities for large-scale commercial development generating new forms of higher paid quality employment.
- 8.29 The Town Council makes the point that Lyme Regis has the seventh highest level of average house prices in any of the UK's seaside towns (£343k in 2015), this means that house purchase affordability for local young people is

amongst the worst in the UK; with a typical multiplier of 15+. They also raise the point that over 35% of the population is over 65, which is far higher than the Dorset average of 26% and far higher than the England and Wales average of 17%.

- 8.30 The point was also raised a number of times about the high number of second homes in Lyme Regis, which at present is over 20% of all the properties in Lyme Regis and is increasing house prices in the area. The local affordable housing demand also vastly exceeds supply therefore many young people and families are forced to live in surrounding areas and it's unlikely that more development in Lyme Regis will help this issue. More development would be likely to increase the percentage of second homes in Lyme Regis.

HOW THESE ISSUES HAVE BEEN ADDRESSED

- 8.31 The general comments mention the lack of employment and the issue with second homes in Lyme Regis. The preferred option in Lyme Regis does not currently include additional employment land, however, the local plan review allocated sufficient employment land across the Local Authority area as a whole.
- 8.32 It is not proposed to limit second homes across the Local Plan Review area, however the local community could potentially consider developing a neighbourhood plan to address this issue, as has happened in St Ives, Cornwall.

9. Evidence Gathering

- 9.1 To support the selection of preferred options, evidence has been gathered to investigate further relevant issues. A summary of the results of the evidence is included here.

THE JOINT RETAIL AND COMMERCIAL LEISURE STUDY³

- 9.2 This study provides a robust evidence base to inform plan-making and decision taking. It provides an assessment of the need for new retail floorspace at the strategic level to help inform the likely scale, type, location and phasing of new retail development over the next 15 years.
- 9.3 Lyme Regis is defined in the adopted Local Plan (2015) as a town centre and the Retail Study (2017) concludes that their assessment has revealed that all defined centres are fulfilling their role and function and as such their position within the district's hierarchy of centres should be maintained.
- 9.4 The study also includes a health check for each of the main towns in the plan area. The health check is used to assess and monitor the overall health and performance of centres. This health check identifies that Lyme Regis is a viable town centre serving both the needs of its resident catchment population, as well as a wider tourist and visitor market. Furthermore, it identifies that:
- The centres of Lyme Regis and Uplyme closely relate to each other.
 - Vacancy rates are much lower in the town indicating a healthy town centre.
 - The shops and amenities in the town centre are very much geared towards the tourism industry with a high proportion of restaurants and cafes and there is a lack of facilities for residents.
 - Lyme Regis is also lacking a major food store and results in residents needing to drive to surrounding towns of Seaton, Bridport and Axminster for the bulk of their food shop.
 - Pedestrian access to the town centre is difficult with narrow pavements and a small number of crossing points.

³ Joint Retail and Commercial Leisure Study – 2018. Carter Jonas on behalf of North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council (March 2018) www.dorsetforyou.gov.uk

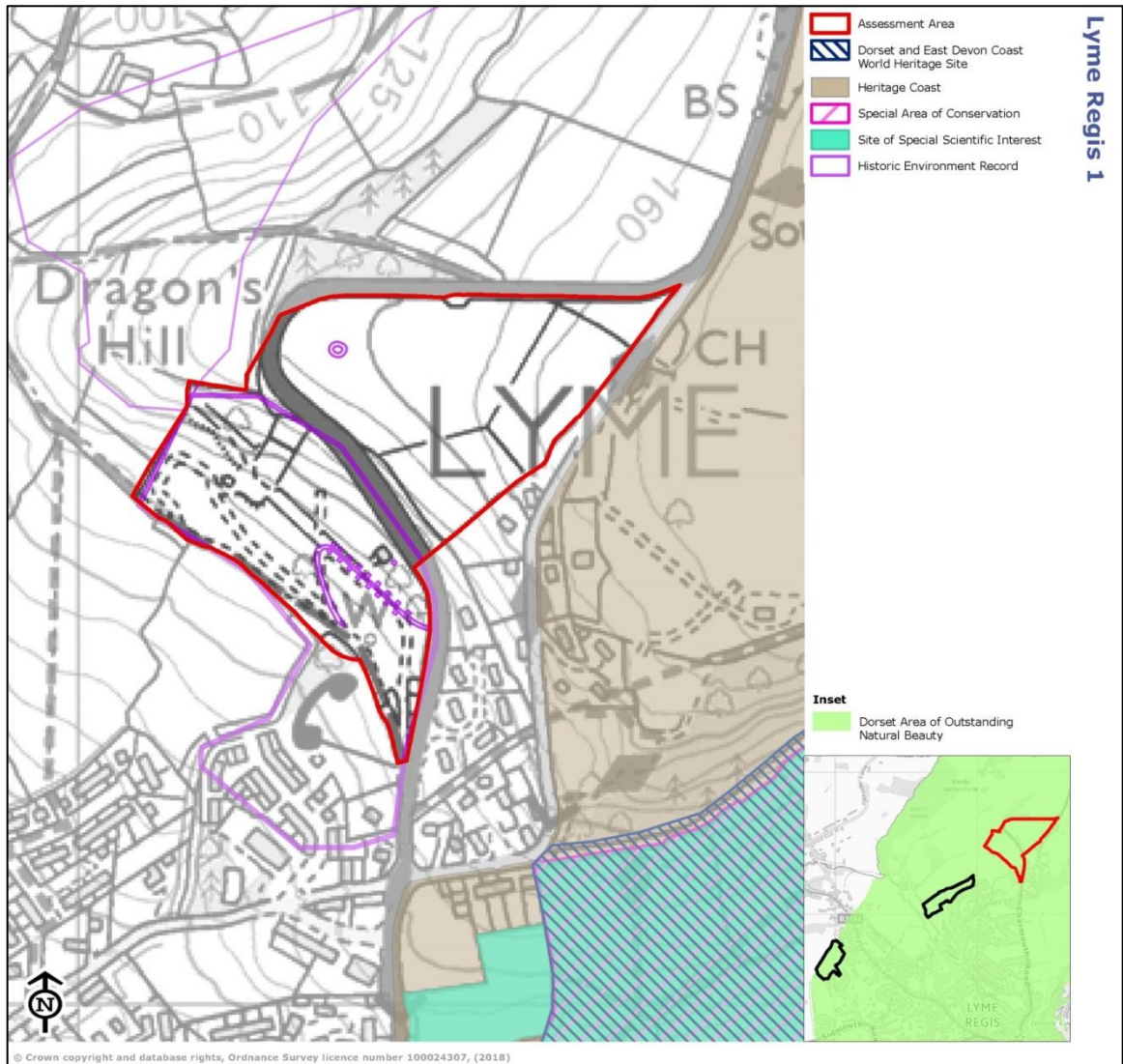
- 9.5 Although a new larger food store in Lyme Regis would benefit local residents, there is limited quantitative need for new convenience goods floorspace over the plan period; 17 sqm net by 2021, increasing to 48 sqm net by 2033 and to 69 sqm net by 2036. The need for new comparison goods floorspace, is also limited, being forecast as 45 sqm net by 2021, increasing to 170 sqm net by 2031 and 245 sqm net by 2036.
- 9.6 The forecast quantitative need could be met through: the potential take-up of vacant units, such as the Three Cups Hotel; the extension of existing stores (if viable); and / or potential change of use applications. A larger food store would be more difficult to accommodate and although the retail assessment examined four possible sites, it concluded that all were highly constrained in terms of location and access, and none were suitable for retail development at this time.

LANDSCAPE AND HERITAGE ASSESSMENT⁴

- 9.7 A joint landscape and heritage assessment has been prepared which appraises the sensitivity of the land at the main centres of growth to the effects of development. The assessment is formed of two stages, stage one is an independent review of the landscape/heritage constraints considered at Issues and Options stage. This stage also recommends which broad areas of search should be scoped in or out of a further detailed level two assessment, the findings of which are summarised below.
- 9.8 Stage one recommended the following areas of search be scoped out on landscape and heritage grounds:
- B: Dragon's Hills
 - C: North West of Lyme Regis
 - D: West of Lyme Regis
- 9.9 The stage 2 report makes the following points regarding each of the sites assessed further:

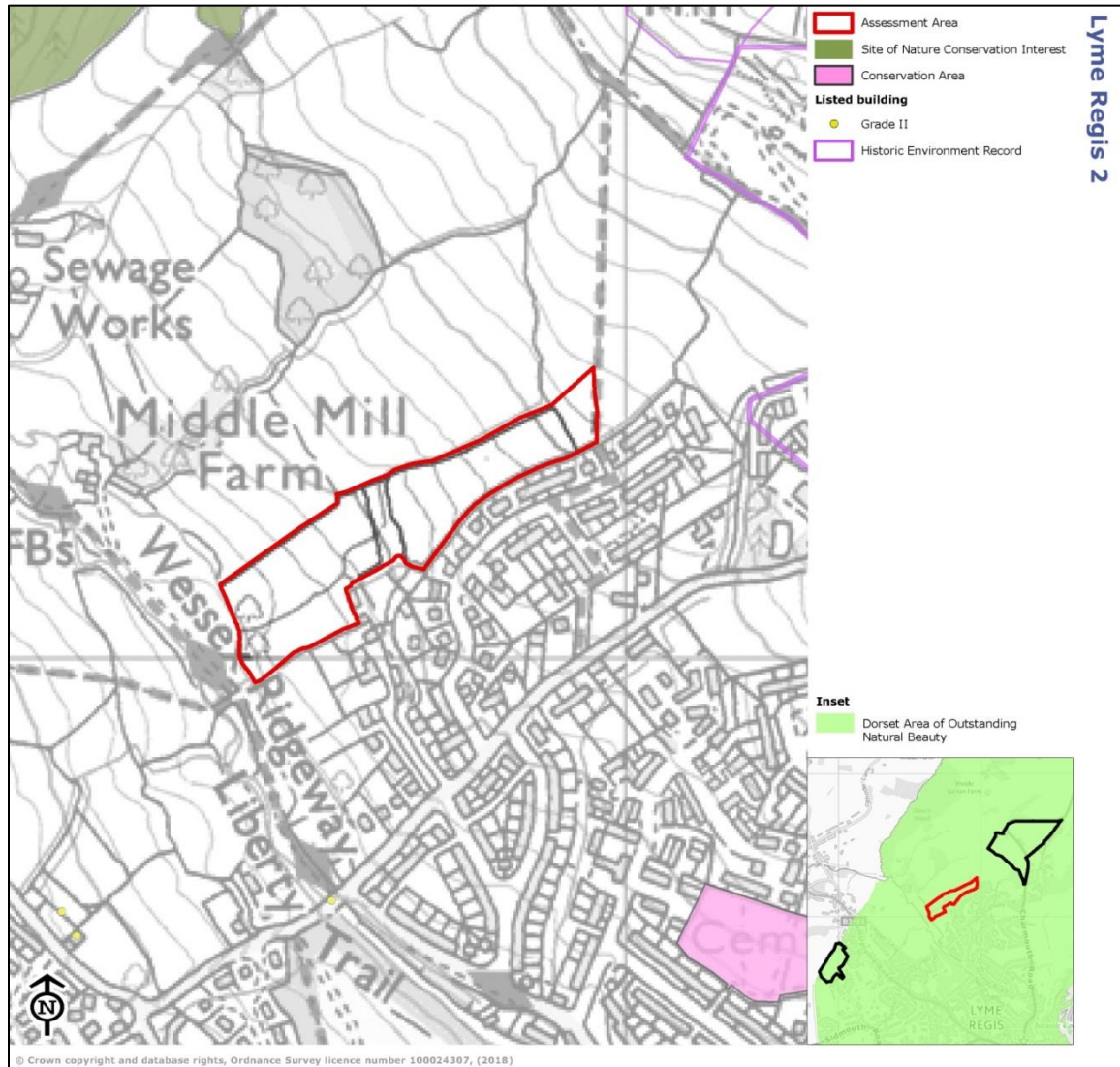
⁴ Joint Landscape and Heritage Assessment – LUC on behalf of West Dorset District Council and Weymouth & Portland Borough Council (2018) www.dorsetforyou.gov.uk

Assessment Area 1: Lyme Regis 1:



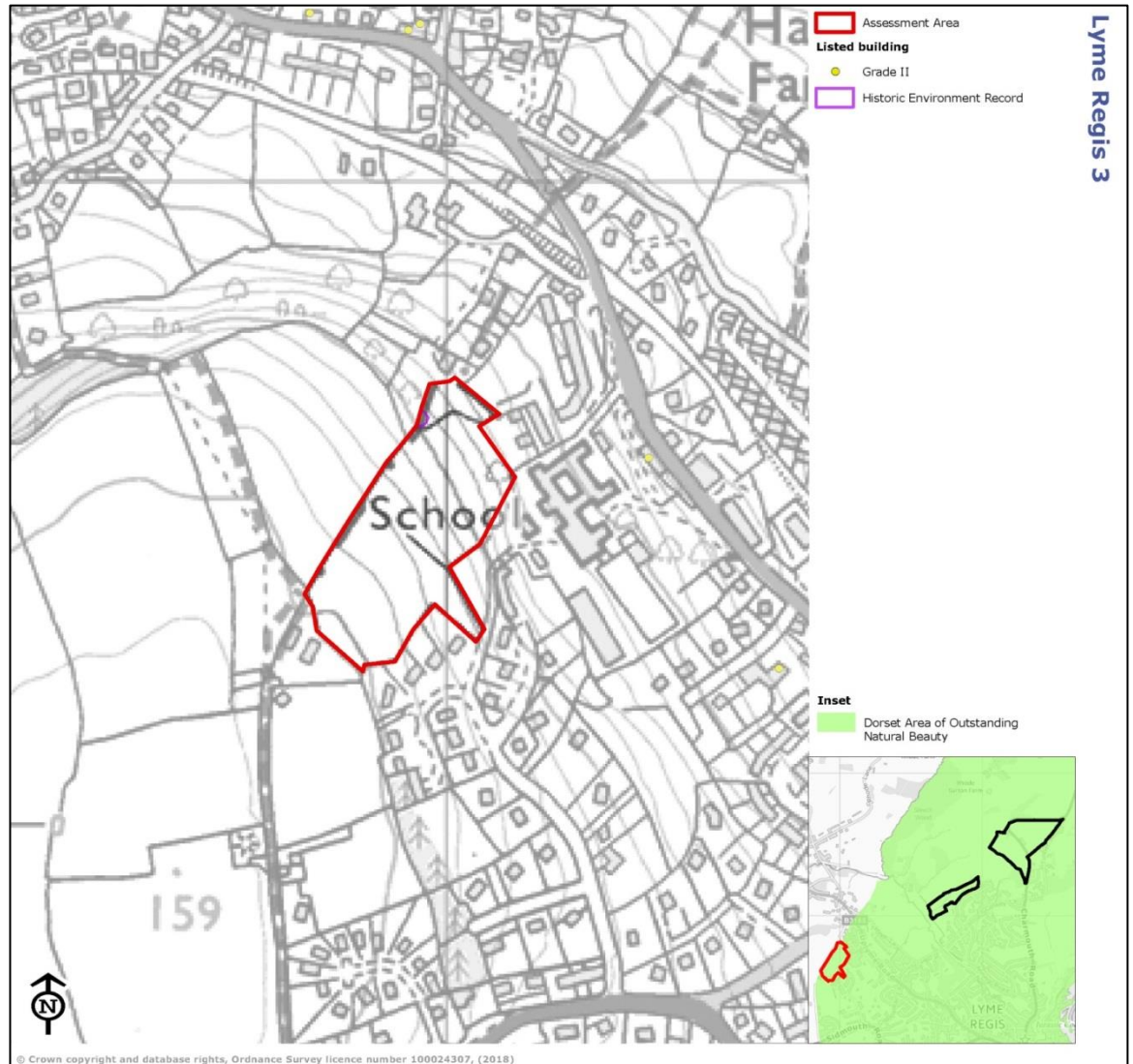
9.10 Assessment Area 1: Lyme Regis 1 - The study defines the landscape sensitivity as moderate to high in this location due to the steep elevated landform and rural setting that the area provides. However sensitivity is reduced due to the lack of historic field patterns, limited natural features and traffic noise. In terms of heritage the assessment defines the impact as moderate due to the potential for harm to non-designated archaeological assets.

Assessment Area: Lyme Regis 2:



9.11 Assessment Area: Lyme Regis 2 – In relation to landscape the report identifies the site as being moderate to high sensitivity due to the steeply sloping valley landform, medieval field patterns, characteristic rural setting the area provides to the existing settlement, however sensitivity is reduced slightly by the lack of designated semi-natural habitats and limited heritage features. In relation to heritage the site is only deemed as being low to medium with the main loss defined by the study as being loss of the historic field system.

Assessment Area: Lyme Regis 3 –



9.12 Assessment Area: Lyme Regis 3 - The site at Lyme Regis 3 is defined as being moderate to high sensitivity due to the prominent, steeply sloping landforms in the area as well as long views across the valley of the River Lim. However the study also mentions that sensitivity is reduced by the limited natural features within the landscape. In relation to heritage the site is deemed as being low sensitivity, however there are several important Roman assets as well as some Grade II listed buildings however the location of the assessment area avoids impacts on the heritage assets in the area.

LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT⁵

- 9.13 A Level 1 Strategic Flood Risk Assessment has been prepared which replaces the previous Level 1 assessments for West Dorset and Weymouth & Portland. The updated SFRA provides up to date guidance on flood risk taking into account the latest flood risk information, it identifies the requirements for site-specific flood risk assessments and the application of Sustainable Drainage Systems (SUDS). It provides a basis for applying the flood risk Sequential and Exception Tests. A comprehensive set of maps accompanies the Level 1 assessment.
- 9.14 The available datasets did not hold any records of flooding in Lyme Regis except at Monmouth Beach where flooding was caused by flow from an old overflow pipe. However flooding has occurred on a number of occasions from the River Lim, including July 2012.
- 9.15 In relation to fluvial flooding, the River Lim running through Lyme Regis is currently defended with sections of wall on both sides of the River Lim through part of the town and to the mouth of the river, providing a fluvial flood defence, therefore the River Lim is not currently considered by the report to be a primary fluvial flood risk. However the report highlights that in Lyme Regis, climate change is shown to increase the potential flood area during a 1:100 year flood event in an undefended scenario, presenting a greater risk in the vicinity of the River Lim.
- 9.16 In addition to the fluvial flood issues the report also considered mean sea level rise allowances compared with local topography. The modelling indicates that increases in flood extent are expected to be small, although there may be issues with coastal erosion.
- 9.17 In the report there are areas shown to be at risk of surface water flooding. Development in these areas could provide an opportunity to reduce this source of flooding through limited use of impermeable surfaces and the use of SuDS. Mapping indicates that there are very significant constraints for infiltration SuDS across most of Lyme Regis.
- 9.18 The report concludes that development should be located outside of the flood risk areas highlighted which include areas down by the Cobb and between the northern part of the urban area of Lyme Regis and the East Devon boarder.

⁵ Level 1 Strategic Flood Risk Assessment – JBA Consulting on behalf of West Dorset District Council and Weymouth & Portland Borough Council (April 2018) www.dorsetforyou.gov.uk

SPORT & LEISURE FACILITIES NEEDS ASSESSMENT⁶

- 9.19 This study provides a detailed assessment of the current provision of indoor and built sports facilities identifying needs and gaps in provision. It also provides detail as to what exists in the district, its condition, location, availability and overall quality and considers demand for facilities based on population distribution, planned growth etc.
- 9.20 The evidence underpinning the assessment will be used to both identify and justify the provision of developer contributions.
- 9.21 The report identifies the following issues in Lyme Regis associated with sports and recreational facilities in the town:
- The report identifies 12 sports halls on 11 sites across West Dorset with the only site being below average at the Woodroffe School in Lyme Regis.
 - Due to better facilities in the surrounding areas such as Axminster many residents from Lyme Regis are participating in Devon leagues.
- 9.22 Key strategic recommendations for the District include:
- Working with key partners to support workforce development and volunteer recruitment across the club network within the district.
 - For Town Councils to actively work with key partners, including leisure providers, to ensure the sports offer addresses the needs of the whole community, particularly around an aging population.
 - To identify ongoing investment, maintenance and refurbishment requirements to protect and improve existing sports facilities.
- 9.23 Specifically relating to Lyme Regis the report makes the following recommendation:
- Upgrades to Lyme Regis harbour, including the upgrade of the Cobb Buildings to provide changing facilities to users would improve the experience for recreational users.

⁶ Active Dorset: Sport & Leisure Facilities Needs Assessment – Knight, Kavanagh & Page on behalf of Weymouth & Portland Borough Council (April 2017)

10. Preferred Options Consultation

- 10.1 The responses to the Issues and Options consultation along with the evidence gathered have helped establish new development options for the Local Plan Review which are subject to consultation at Preferred Options stage.

OPTIONS CONSIDERED

- 10.2 This section sets out both the Preferred Options and excluded options. Alongside each option is an explanation why the option has or has not been taken forward.

Table 10.1: Preferred Options

PREFERRED OPTIONS	REASONS FOR INCLUSION
LYME1: Woodberry Down Extension	This development option would form an extension to the Woodberry Down development, which is nearing completion. The significant constraints around Lyme Regis in terms of land instability, flooding and AONB landscape result in development options being limited. The Woodberry Down Extension, although being located away from services and facilities in the town centre, would relate well to the existing urban area of Lyme Regis and given the contained nature of the site would limit wider landscape impacts more than other sites that have been considered.

Table 10.2: Excluded Options

EXCLUDED OPTION	REASONS FOR EXCLUSION
LYME2: Timber Vale Caravan Site	This development option has been excluded due to the existing use of the site for tourism and residential purposes. The site is currently used as a caravan site, which includes owned, leased and some permanent dwellings. re-developing the site sympathetically to fit into the sensitive landscape would be likely to result in a net loss of dwellings.
Timber Hill (Old park and ride)	The site is very prominent in terms of impact on the AONB landscape. Although mitigation could be put in place to try and reduce the impact of the development on the landscape the potential negative impacts outweigh the positives of the development. The site is also segregated from services and amenities in the town centre and would be isolated from the main urban area.

PREFERRED OPTIONS

- 10.3 The Preferred Options consultation document identifies one additional site in Lyme Regis for housing. Although there is already one site in the adopted Local Plan for Lyme Regis it is nearing completion therefore it has been removed from the list of site-specific development policies leaving only the Preferred Option site.

Table 10.3 Full list of site specific development policies in Lyme Regis.

POLICY	SITE
LYME1	WOODBERRY DOWN EXTENSION (PREFERRED OPTION)

KEY CHANGES SINCE THE ADOPTED PLAN

- 10.4 The existing site-specific policies and supporting text have been updated where necessary as part of the Preferred Options consultation. Key updates include:
- The Neighbourhood Plan for Uplyme has been made.
 - The Woodberry Down site has been largely completed with around 15 dwellings left to be completed on the main site and 6 dwellings to be completed on the appeal site (previously the employment part of the site).
- 10.5 The additional Preferred Option for Lyme Regis is discussed below, setting out more detail about the proposed approach to development.

SITE ANALYSIS - WOODBERRY DOWN EXTENSION

- 10.6 The Woodberry Down extension is situated adjacent to the North Western side of the existing Woodberry Down site allocated in the current adopted Local Plan.
- 10.7 The site is in an elevated position and comprises agricultural fields which are currently used for grazing livestock. The site has also had hedgerows recently planted along the northern and eastern boundaries.
- 10.8 Due to the nature of the coastal location and steep topography around Lyme Regis the site is on a slope, which rises to the north east. The site is included in Land Instability Zone 2 as identified in the Halcrow Report (2013) (the adopted Woodberry Down site is also included in zone 2). The report identifies Land Instability Zone 2 as requiring a thorough investigation & / or geotechnical

appraisal & a report to be submitted as part of the planning application. It is proposed to apply these requirements under Policy ENV7 of the Preferred Options Consultation Document.

DEVELOPMENT STRATEGY - WOODBERRY DOWN EXTENSION

- 10.9 Policy LYME1 of the Preferred Options consultation document provides criteria for consideration should this site be adopted. The policy as drafted (below) and the accompanying supporting text are subject to consultation.
- 10.10 The entirety of the site is in the AONB with the character area around Lyme Regis currently being defined in the AONB management plan (2014-2019) as 'moderate and stable', due to the urban pressures from around Lyme Regis. Given the sensitivity of the landscape it will be important for any development on the site to be sympathetically designed to limit negative impacts on the landscape, as well as retaining and improving existing hedgerows and trees to soften the edges of the site.
- 10.11 Given the topography and the sensitive surrounding geology the site will need geological assessments to ensure development on the site is on land that is stable, or could be made stable, and would not compromise any existing dwellings in the surrounding area.
- 10.12 The existing Woodberry Down site was also subject to a number of conditions associated with the surface water drainage and flooding on the site which would also need to be factored into the Woodberry Down Extension, with detailed assessments required prior to any grant of planning permission.

LYME1. WOODBERRY DOWN EXTENSION

- i) Land to the west of Woodberry Down, as shown on the policies map, is allocated for housing and associated public open space.**
- ii) It must be demonstrated that the site is stable or could be made stable, and that the development would not trigger land-sliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.**
- iii) Viable and deliverable drainage strategies will need to be factored into any development scheme on the site.**
- iv) The development will require tree and hedge planting along the edges of the site in advance of the site being developed, and existing trees and hedgerows on the site should be retained where possible.**

v) Provision of a footway is required to link with current footways into the centre of Lyme Regis.

MITIGATION MEASURES – WOODBERRY DOWN EXTENSION

10.13 Mitigation measures have been identified and are set out below. These measures are necessary to support the grant of planning permission. This Preferred Option will also be subject to the Community Infrastructure Levy. The levy will be used to support community infrastructure including education, healthcare and community facilities. In addition to the levy, there may be a need for additional site-specific infrastructure necessary to make the development acceptable in planning terms. These will be delivered using a S106 legal agreement.

	LYME₁: WOODBERRY DOWN EXTENSION
Landscape	Strategic landscaping creating a buffer on the eastern site of the site with hedgerows around the perimeter to soften the edge of the site.
Flooding	Incorporate surface water mitigation measures to manage surface water flooding and ensure risk is not exacerbated elsewhere
Transport	Access would most likely be through the existing Woodberry Down site with pedestrian and cycle connections required to connect to the existing network to allow access to the town centre.
Biodiversity	Retention of important hedgerows.
Health	Contributions will be sought towards enhancements of healthcare facilities in Lyme Regis
Education	Contributions will be sought towards education in Lyme Regis
Waste	Contributions will be sought towards waste facilities in Lyme Regis.
Water	Network improvements will need to be assessed based on the scale of development.

INDICATIVE LAYOUT/CONCEPT PLAN – WOODBERRY DOWN EXTENSION

- 10.14 An indicative layout has been produced for each of the proposed new site allocations to give a visual representation of how development could take place. The layouts have been produced to help guide future site design work and show where the main policy requirements for each site could be located. The layouts will however act as a guide only and may be subject to change through the planning process.



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CONSULTATION

- 10.15 The Preferred Options consultation provides an opportunity for stakeholders and the public to give their views on the preferred development options. The question relating to Lyme Regis is set out below.
- 10.16 LYME1 has been updated as a result of findings from the Landscape and Heritage study as well as in-house comments from West Dorset District Council Landscape Architects.
- 10.17 After the consultation process has ended, this background paper will be updated with a summary of the responses.

10-iii. Do you agree with the proposal allocation of land for housing to the west of the current Woodberry Down development as set out in Policy LYME1?