

Development at Lyme Regis

At the exhibition in Lyme Regis on the 10th September 2018, there were 55 attendees in total. We then received a total of 58 responses in relation to the Preferred Options Local Plan Review Document specifically relating to Lyme Regis. The individual comments were broken down as follows:

Number of comments made: 58

Object: 41

Support: 13

Neutral: 4

Specific and general consultation bodies	Key landowners / developers
<i>Dorset AONB</i>	<i>Hallam Land Management</i>
<i>Dorset County Council (Children's Services)</i>	
<i>Dorset County Council (Transport)</i>	
<i>Highways England</i>	
<i>Historic England</i>	
<i>Dorset Wildlife Trust</i>	
<i>Lyme Regis Town Council</i>	
<i>Natural England</i>	
<i>South West Water</i>	

Responses on Introduction / Vision

Duty to Co-operate

- It is not clear from the information presented whether any further discussions regarding cross-boundary matters have taken place since the Issues and Options stage. We therefore consider that the councils have not worked together effectively to support the long term growth needs of Lyme Regis and have not undertaken joint evidence gathering. This needs to be addressed urgently and the Local Plan Review should not proceed further without it.

Transport

- There is no pedestrian crossing anywhere in the town. A 'puffin' crossing is being proposed in response to a petition signed by 500 people. Currently a report is being prepared for DCC Regulations Committee to change parking regulations to enable the crossing to be accommodated. However, there were 60 representations against the loss of parking spaces.

Employment / Jobs

- Para 15.1.3: What is Lyme Regis Community Care Ltd - allegedly a major employer?

Responses on the Town Centre Strategy

Support

- Agree with the statements regarding infrastructure (shopping etc.), which are correct. Our needs are already being met.

Retailing

- The various inaccurate assertions in this section call into question the quality of research and understanding behind the plan. For example, contrary to para 15.3.3, there are an optician and a launderette in Lyme Regis.
- We do not need a large food store.

Employment / Jobs

- There should be more focus on local community services generally. (Lyme Regis Town Council)

Responses on Question: 15-i Do you agree with the proposed allocation of land for housing to the west of the current Woodberry Down Development, as set out in Policy LYME1?

LYME1 i): Support for the Allocation

- The development of the Woodberry Down Extension would be a logical extension to the Woodberry Down development, which is nearing completion, and would be ideally placed to take full advantage of links to existing infrastructure and services.
- Natural England has no objection to the preferred allocation. (Natural England)
- Generally supportive of the proposal - It seems the obvious area for development within Lyme Regis.

LYME1 i): Objection to the Allocation

- The proposed extension to the Woodbury Down development is unwanted and unnecessary. The town is already at full capacity, especially in summer with the increased tourist population.
- This proposal breaches the existing development boundary, given that 20% of the houses in Lyme are second or holiday homes, how can this be justified in terms of Lyme's needs? If this boundary breach is considered, why not as an exceptions site to enable 'affordable housing'.
- As the local CLT, we believe the site to be unaffordable for affordable housing owing to stability and waterlogging issues. The development of this land and its

high costs will exacerbate the likelihood of the houses being too expensive for local purchase and will only lead to further second homes and holiday lets, while doing nothing to address the town or district's severe lack of housing affordable for the local work force. Every effort should be made to build homes for local people on the remaining land.

LYME₁ ii): Land Stability

- The site's constraint in terms of land stability is acknowledged. However, this matter can be appropriately assessed, including any necessary mitigation measures, as part of any future planning applications for the site.
- It has not been demonstrated that this site is stable or could be made stable or that this development would not trigger land sliding, subsidence or exacerbate erosion within or beyond the boundaries of this site. Further housing on this field could have a great impact on the housing further down towards the town, particularly on Woodberry Copse and Colway Lane.
- The site and land conditions are unsuitable. I understand that Bloor Homes have no plans for further development in the area, due to their experience of the ground conditions, which indicate that the proposed site (which is known to have a complex structure with underground springs) is unsustainable. Work on the proposed site could trigger land sliding or subsidence in surrounding properties.

LYME₁ iii): Flooding and Drainage

- The site's constraint in terms of drainage is acknowledged. However, this matter can be appropriately assessed, including any necessary mitigation measures, as part of any future planning applications for the site.
- Drainage is already a problem on this site with several underground springs in the area, which cause run-off on the current development. This could worsen, especially in winter. Flooding could be easily caused to the homes in the area.
- Please be aware that our area of responsibility in terms of settlements identified is limited to Lyme Regis. (South West Water)

LYME₁ iv): Trees and Hedges

- The site appears to have a substantial mature hedgerow, or line of trees along the south-eastern side, which must be maintained along with additional planting suggested around the edge of the site. All tree and hedgerow planting should be of native species to enhance their biodiversity potential. Mitigation for areas of lost grassland will also be required. (Dorset Wildlife Trust)

LYME₁ v): Footway Provision

- The site would be able to provide a footway to connect the site with current footways to Lyme Regis.

- There must be a consistent high-quality footway connection from the development to link with existing infrastructure into town. (Dorset County Council: Transport)
- Woodberry Down needs a footway towards the town centre but Colway Lane has high banks and Charmouth Road is a long and steep walk uphill.

Occupancy Restriction

- The possibility of incorporating a 'principal occupancy' condition could be explored for Lyme Regis to reduce the continued growth in second home ownership in the town; which is now believed to stand at over 30%. In conjunction with an ageing population profile, with an exceptional proportion of over 65s, there is concern about the undoubted impact on the way in which the local community functions and its effect on the demand for and viability of local services. (Lyme Regis Town Council)

Schools / Health

- There needs to be explicit mention of primary and secondary education contributions to secure the quantum and suitability of provision at the local schools. Any future S106 will be based on the prevailing rates at the time which may include contributions towards nursery and special education needs provision. (Dorset County Council: Children's Services)

Transport

- Whilst Lyme Regis is relatively close to the Strategic Road Network (SRN) (~2.5 miles), given the scale of this development (approximately 40 houses) and particularly as only one site is proposed, we do not consider that development of this site will lead to any significant impact on the SRN for which mitigation would be required. (Highways England)
- The development should be OK if access is improved and footpaths are maintained.
- Our biggest concern is the extra volume of traffic in Woodberry Down Way, Pine Ridge and Colway Lane, which is already becoming a rat run into Lyme Regis.
- Woodberry Down Way is not suitable as it is a very narrow residential road, not designed as a through road, and will not be able to accommodate the increased traffic caused by the proposed housing. The junction is a danger spot where Woodberry Down meets Pine Ridge and Colway Lane. If the extension goes ahead then an alternative road must be found for access to the new homes.
- There is an existing danger to pedestrians crossing the A3052 without an increase of potential cars and delivery vehicles. The traffic speed and lack of visibility is dangerous for pedestrians.
- Improved access to public transport is needed. Lyme will have no buses to Bridport or Axminster on Winter Sundays. Where buses do not serve an estate direct walking routes should be provided to the nearest shop.

Rights of Way / Recreation

- The field has a public right of way across it which is a well-used amenity in the community.
- The retention of the existing footpath is essential.
- The marked right of way on the indicative plan is incorrect. (Dorset County Council: Transport)

Climate Change / Renewable Energy

- What requirements can be placed on a developer to ensure high quality eco-sustainability for individual buildings and for the site as a whole (e.g. single central energy source)?

Heritage / Landscape

- It is not apparent from the evidence base whether the site has been subject to a landscape and heritage assessment. (Historic England)
- All growth options at Lyme Regis will result in some degree of intensification of the visual impact of development. The indicative layout excludes housing from an area of proposed open space in the western part of the site. This approach has two clear benefits; it avoids housing jutting out in a manner that does not correspond well with the earlier allocation, and the existing public right of way is not required to be routed through an area of housing development, which would help to maintain landscape views from this route. Notwithstanding these measures, the use of this site will produce some adverse landscape and visual effects, primarily due to its elevated and peripheral nature and because the area will be viewed to represent an expansion of urban development into the relatively unspoilt rural setting of the town. (Dorset AONB)
- The supporting text should require any development to enhance the visual appearance of the locality. (Natural England)
- Lyme Regis is a UNESCO World Heritage Site and also an AONB. It is important that any development reflects this unique characteristic. This elevated and sloping site is visible from many points in Lyme Regis.
- With appropriate landscaping and screening the development of the site would not harm the surrounding landscape and AONB.
- This site is in the AONB.

Biodiversity

- Development on this site will have a significant effect on wildlife and biodiversity in the area.

Alternative Sites

Colway Lane

- The area south of Colway Lane should be developed completely to meet needs.

Sidmouth Road

- We object to 15-i based on the lack of housing identified in the Preferred Options directed towards Lyme Regis, a sustainable settlement and one that falls within the hierarchy of settlements in the Local Plan that should meet the strategic needs of the area. The council should reconsider its approach to Area D and include the Sidmouth Road site as a sustainable location to meet the housing needs of Lyme Regis. (Hallam Land Management Ltd)
- Savills UK Ltd represents Hallam Land Management Ltd who are promoting land at Sidmouth Road, Lyme Regis on the western edge of the town. The site benefits from direct access from Sidmouth Road as does the park and ride facility located to the west. Initial appraisal work indicates that the site could provide approximately 120 new homes, with 50% of these being affordable, built in one development phase delivered over an 18 month to 2 year period, within the next five years. The site is therefore both deliverable and achievable. (Hallam Land Management Ltd)

Park & Ride Site

- The Park & Ride site is an option, as houses are already built nearby at Timber Hill and perhaps a bus service from there could be investigated. The Park and Ride is closed for the most part of the year.

Timber Vale Mobile Home Park

- An alternative option to revisit is the mobile home park site which is already a residential area and has easier access onto the road especially if commuters are leaving the site to go out of Lyme Regis to other employment sites out of town.

Land Opposite the Golf Course

- Why has land opposite the golf course and south of the new housing between Dragon Hill and Timber Hill not been considered as a possible site for more housing? A precedent has already been set in that there are a number of new dwellings so obviously the land is considered suitable. This land is nearer to an existing bus route something that the extension to Woodberry Copse is lacking. A lot of people would be capable of walking down to the town but not back up the steep hill to get home.

Rejection of Alternative Sites

- We are generally pleased to note that neither of the previously suggested sites for 'larger-scale' housing has been taken forward through the Preferred Options stage. (Lyme Regis Town Council)