

Local Plan Member Working Group – Note of Discussions

Beer and Branscombe, Coly Valley, Seaton and Trinity sites – 28th June 2024

Working Party Attendees – Cllr Mike Howe, Cllr Dan Ledger, Cllr Todd Olive, Cllr Olly Davey, Cllr Jess Bailey

Apologies – Cllr Brian Bailey, Cllr Helen Parr (comments provided by e-mail on Coly Valley sites), Cllr Marcus Hartnell, Branscombe PC, Beer PC

Site Ref	Comments	Additional Attendees
Offwell sites	<ul style="list-style-type: none"> • General concerns with access to the bus stop, shop and other facilities from the main part of the village. • Specific issues with access to offw_01 • Lanes in the area are very narrow • Some in the community would like to see some new low cost housing 	John Tristram – Offwell PC
Coly_06	<ul style="list-style-type: none"> • 06b not feasible due to flooding issues. • Community aspiration to develop a new primary school on 06b and concerns that this will not be able to come forward if allocated for housing • If developed for housing then some ribbon development along the roadside may be in-keeping and should provide a high level of affordable housing. • Need to understand if DCC would support a primary school on this site. 	Cllr Paul Arnott Alison Stenning – Colyton PC Ian Priestly – Colyford PC
Coly_02	<ul style="list-style-type: none"> • Mixed views on the landscape impact of this site with some concern from the community that development above the 200ft contour 	Cllr Paul Arnott Alison Stenning – Colyton PC Ian Priestly – Colyford PC

	<p>would be harmful to the setting of the town and contrary to the neighbourhood plan.</p> <ul style="list-style-type: none"> • Concerns about impact on the national landscape. • Sewage capacity issues in the town as a whole • Concerns about surface water flooding. • Vehicle access to the site is poor and should be looked at again in discussion with DCC. • Too far from the town centre with no footpaths inbetween. 	
Colyford sites	<ul style="list-style-type: none"> • No support for allocations in Colyford with none proposed as not a tier 4 settlement. 	<p>Cllr Paul Arnott</p> <p>Alison Stenning – Colyton PC</p>
Seat_05	<ul style="list-style-type: none"> • Concerns about the impact on the green wedge between Seaton and Colyford. • Need to ensure that employment spaces are delivered here and explore options for relocating some existing businesses in the town to enable redevelopment in the town. • Impacts on Seaton wetlands and Beer Quarry Caves – Bat routes. 	<p>Ian Priestly – Colyford PC</p>
Seat_03	<ul style="list-style-type: none"> • Concerns about flood risk • Aspirations for accommodating football club here within the town • Need for employment spaces • Sites in this part of the town are quite remote from the town and 	

	facilities with residents being car dependent.	
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Seat_02	<ul style="list-style-type: none"> • Site makes a lot of sense but concerns about its deliverability and how it would be accessed. • Access via Poplar Tree Drive is difficult as owned by Baker Estates and access from other routes is challenging in terms of safety. • Need to investigate options for access and impact of Baker Estate ownership to south. 	
Seat_13	<ul style="list-style-type: none"> • Owned by EDDC • Residents very concerned about flooding but appears to be limited to surface water flooding across a small part of the site. • Issues with the loss of farmland for the tenant farmer • Good opportunity to deliver affordable housing. • Only 13a should be considered as 13b is scheduled monument. 	
Seat_15	<ul style="list-style-type: none"> • Already has consent on the south west corner and remainder of site impacting by flooding. 	
Uplyme Sites	<ul style="list-style-type: none"> • There is some support for Uply_01 if it delivers affordable housing. • Concerns that 01 will have a significant landscape impact in the national landscape 	Cllr Susan Westerman

	<ul style="list-style-type: none"> • Some concerns about access to facilities and more of an extension of Lyme Regis than Uplyme. • Concerns with Uply_04 	
Beer_01	<ul style="list-style-type: none"> • Substantial concerns about the impact on the landscape as very prominent location in national landscape. • Remote from the settlement with no access to services and facilities other than potentially those at the caravan park. 	Cllr John Heath
Beer_03	<ul style="list-style-type: none"> • This could potentially accommodate a small number of houses on the eastern end of the site fronting the road but the upper parts of the site would be too prominent. • Number of houses would probably be below threshold for allocation in the plan and better brought forward through a revised neighbourhood plan or through the CLT. 	Cllr John Heath
Branscombe Sites	<ul style="list-style-type: none"> • The village is quite fragmented with very narrow lanes and no footpaths inbetween which makes delivering homes with access to services and facilities challenging. • Question whether it should be a tier 4 settlement particularly now the shop has closed. 	Cllr John Heath
Seat_09	<ul style="list-style-type: none"> • Access shared with Seat_01. 	Cllr John Heath

	<ul style="list-style-type: none">• Question whether it can accommodate 7 homes.• Impact from coastal management area – how will it be affected by coastal erosion in the future?	
Seat_01 and 10	<ul style="list-style-type: none">• Concerns about landscape impact	Cllr John Heath