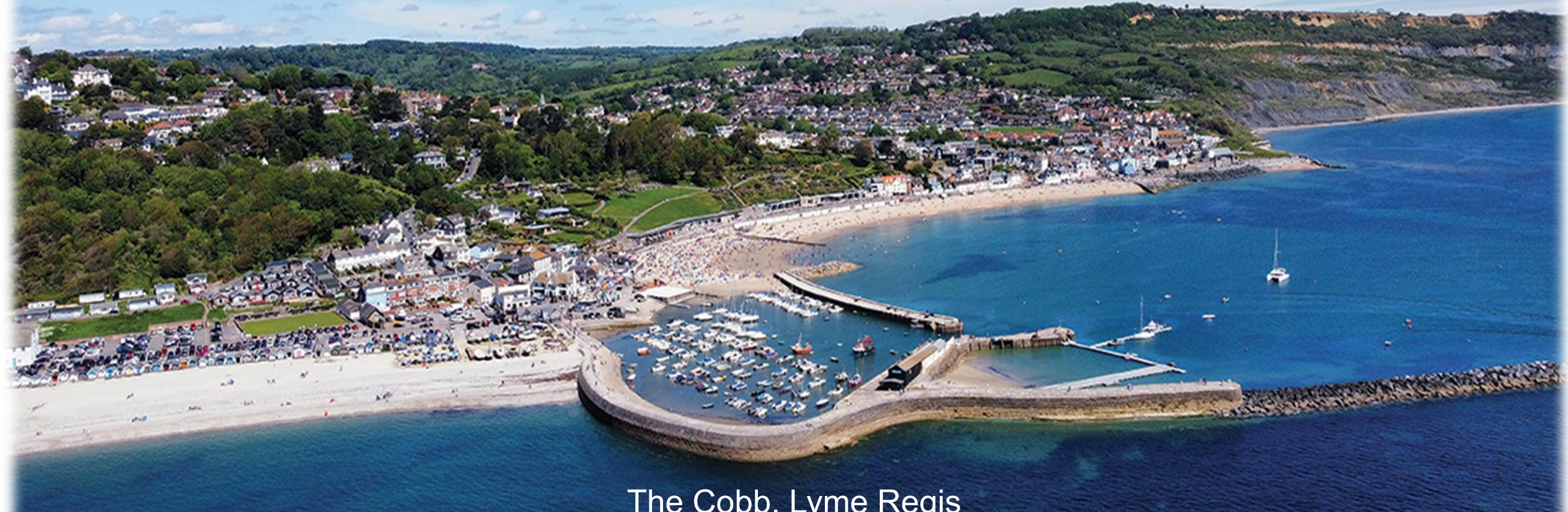


Lyme Regis Environmental Improvements Scheme Phase 5 and Void Works

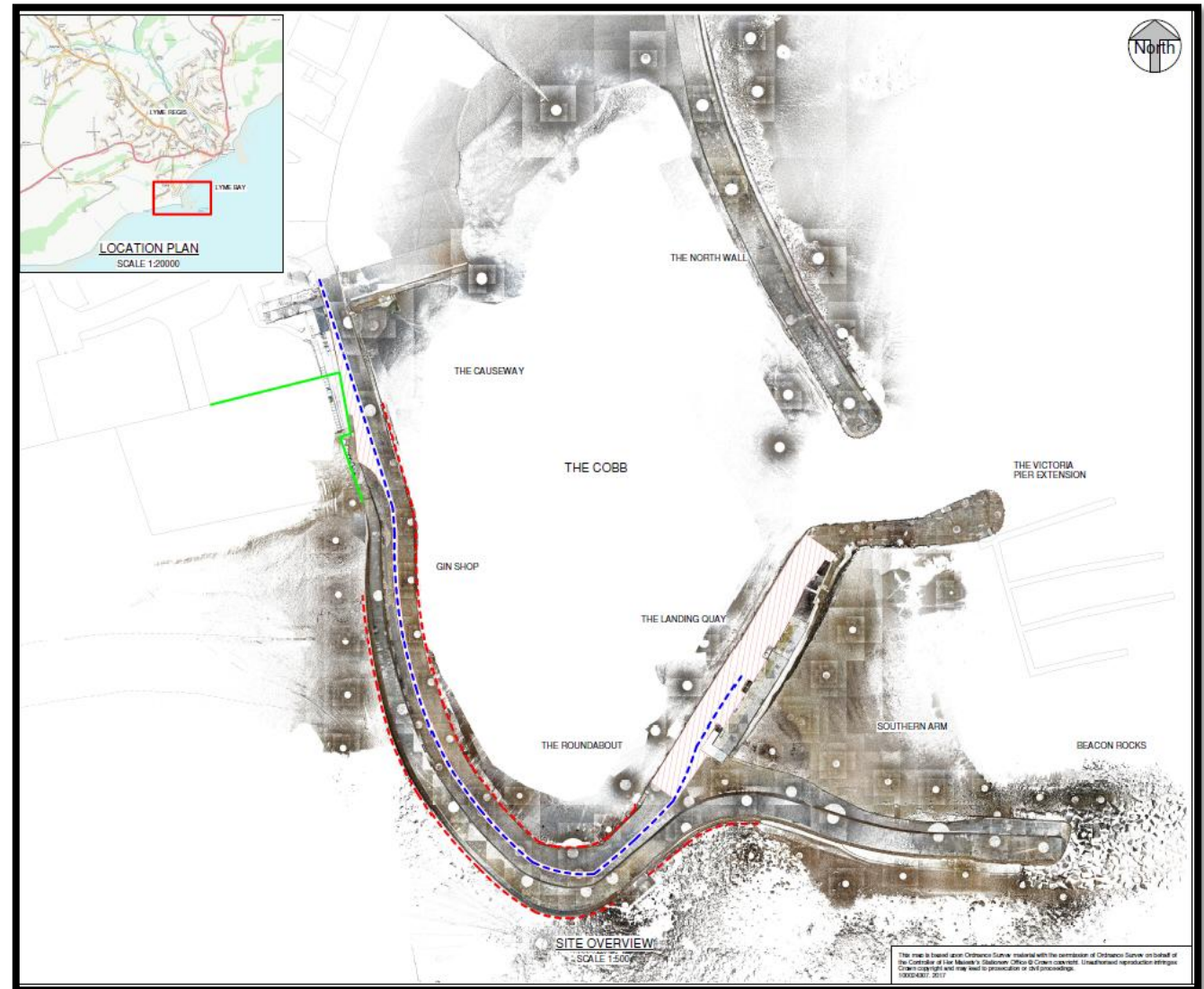


The Cobb, Lyme Regis
September 2025 LRTC Briefing

Phase 5 Scope

Strengthening and Stabilisation of The Cobb Structure, improving services and enhancing the public realm.

- Scour Protection (Outer and Inner Harbour)
- Structural Stabilisation
- Utility and Services replacement or upgrade
- Surfacing improvements



LREI Phase 5 Update and Programme

Lyme Regis Environmental Improvement Scheme Phase 5

- Lyme Regis Environmental Improvement Scheme Phase 5 was approved by West Dorset DC Cabinet in 2018
- The Outline Business Case (OBC) was approved in 2022 and £2.7million DEFRA funding secured for the project.
- Dorset Council are planning to submit the necessary planning applications for construction in Summer 2026, to start building between Winter 2026 and Spring 2027, subject to progress of consenting applications and funding availability.

Project Funding Challenge / Opportunity

- A 2025 budget cost of £8.5million has been developed for Phase 5. With a funding shortfall of £4.16m.
- The increase in cost is associated with design changes, optimism bias, inflation, and increasing design costs.
- In April 2025 Dorset Council cabinet approved next stage spend for design consultancy, up to construction.
- In June 2025 the government launched a consultation that sets out proposed changes to coastal defence funding via the Environment Agency. An opportunity for Dorset Council and Phase 5 to apply for additional government funding to alleviate the funding shortfall, following reforms taking place in 2026.

Project Consents and Licensing Challenges

- The Cobb is a coastal defence, harbour breakwater and is Grade 1 listed. Alongside other environmental designations, this provides a unique challenge in developing a coastal engineering scheme seeking to repair and improve the structure. Key dependencies with respect to consents and licenses are Historic England, Natural England and the Marine Management Org.
- The project team are continuing discussions with Historic England for pre-application service advice and are awaiting feedback following the submission of further supporting evidence and justification by the project team.

Phase 5 Next Steps

Planned work in Q3/Q4 2025

- Further pre-application engagement and project communication with Historic England
- Assessing reforms to national funding and opportunities for Phase 5
- Project progression to detailed design and consultancy [upon agreed Outline Design]
- Project engagement event in Lyme Regis
- Preparation for site investigations

Key project risks and opportunities

- Consenting - Further delays due to pre-application objections or no agreed solution achieved.
- Funding - Existing funding shortfall. Opportunity to leverage 90% national funding in 2026.
- Storm events – Further deterioration is likely at most exposed locations.

Urgent Void Works – Progress Update

Asset Defects

1.Undermining at Gin Shop turn (urgent works required): Significant undermining has created a large void at the toe of the wall; 7.5m in length, 300mm in vertical opening, and more than 2m wide. This work will be prioritised for repair this year before the main storm/winter season.

2. Southern Arm displacement (being monitored): There are indications of mass mortar loss, and minor undermining of the toe, both within the visitor harbour section. These defects are being monitored and structural inspections have been undertaken

3.Cobb Building seawall (being monitored): The seaward wall has mass grout loss, missing blocks and overhanging blocks. This section of the Cobb is primarily a foundation structure for the commercial buildings. These defects are being monitored and structural inspections have been undertaken.



Urgent Void Works – Progress Update

Repair Solution at Gin Shop turn

- Dorset Council engineers are progressing repair options with the support of a specialist consultant.
- The specialist consultant has assessed the site and made recommendations to repair the void at the Gin Shop turn.
- A scope of works for proposed repair is currently being prepared and will be followed by the procurement of a suitable contractor.
- The repair work is estimated to cost between £300,000-£350,00.
- The void is located at an exposed location and Dorset Council engineers consider this repair to be urgent and required before the main 2025/26 storm season.

Further Information & Contact Details

- Engagement events scheduled for late October/November – TBC.
 - Lyme Regis Harbour Consultative Group will be updated at each meeting.
 - Dorset Council Harbours Advisory Committee is updated quarterly.
 - Dorset Coast Forum lead the project communications & engagement www.dorsetcoast.com
 - Project 'Have your Say' Webpage – <https://www.dorsetcoasthaveyoursay.co.uk/lyme-regis-cobb-stabilisation-scheme>
 - Dorset Council Coastal Risk Management Team: coastalrisk@dorsetcouncil.gov.uk
-
- Thank you for your time.