

A GUIDE TO THE BRIDPORT AREA NEIGHBOURHOOD PLAN

A PLAN DEVELOPED WITH INPUT FROM WELL OVER 100 LOCAL PEOPLE COVERING THE COMMUNITIES OF ALLINGTON, BRADPOLE, BOTHENHAMPTON & WALDITCH, SYMONDSBURY AND BRIDPORT & WEST BAY.

THE PLAN SETS OUT A VISION FOR THE AREA TO 2036

- The Bridport area will remain a place we are proud of, with an improved supply of homes and employment opportunities for local people, public facilities to match, and with a reduced carbon footprint. We will preserve our rural setting, the individual characters of our town and parishes, and ease of moving about within it.

AND 18 OBJECTIVES

- The public consultation process revealed a series of issues that are of concern to residents and businesses. The same process also identified the features and characteristics of the area about which people are proud and wish to see protected or enhanced.
- Together, the results of extensive consultation have been used to generate the 18 objectives of the Bridport Area Neighbourhood Plan. These are the guiding principles of the Plan.

THE DOCUMENT IDENTIFIES EXISTING NEIGHBOURHOOD CHARACTERISTICS

- Providing insight into the characteristics, in terms of the built environment, of the area to inform good planning decisions.
- Providing design guidance for shop fronts and new building to ensure development is resilient, climate adapted and respects local character.

THERE ARE OBJECTIVES ON CLIMATE CHANGE

- Climate change and the broader concerns of ecological sustainability are rapidly becoming an integral part of all aspects of policy and cut across each section of the Bridport Area Neighbourhood Plan.

CLIMATE CHANGE POLICIES IN SUMMARY

- Publicising Carbon Footprint - Applicants for planning permission should seek to minimise the carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.
- Energy and Carbon Emissions - New development should aim to meet a high level of energy efficiency where achievable by exceeding the target emission rate of Building Regulations Part L 2013 for dwellings.
- Energy Generation to Offset Predicted Carbon Emissions - New development, both commercial and residential is encouraged, where possible, to secure at least 10% of its total unregulated energy from decentralised and renewable or low carbon sources.

THERE ARE OBJECTIVES ON ACCESS & MOVEMENT

- To tackle traffic congestion, air pollution and accelerate a shift to more sustainable modes of transport.
- To enhance opportunities for non-car travel through better walking, cycling and public transport and thus reduce reliance on the private motor car.

ACCESS & MOVEMENT POLICIES IN SUMMARY

- Promotion of Active Travel Modes – Proposals for new development which are likely to generate increased pedestrian and/or vehicular traffic movement should provide for pedestrian movement as a priority.
- Managing Vehicular Traffic – Proposals for new development which are likely to generate increased vehicular movement should make the best use of existing transport infrastructure through improvement and reshaping of roads and junctions where required to improve pedestrian access and connectivity to surrounding areas.
- Car Parking Strategy – A broadly equivalent amount of public car parking should be provided within walking distance of the existing car park, unless it can be demonstrated that the level of car parking is no longer required due to the provision of alternative modes of transport/access.
- Connections to Sustainable Transport – Development proposals should, where achievable, include provisions to enable access to public and community transport and provide easy connections to the social, community and retail facilities of the neighbourhood plan area.

THERE ARE OBJECTIVES FOR THE ECONOMY & EMPLOYMENT

- To facilitate the expansion of the local economy, extending opportunities for established local and for new businesses, ensuring that the economy is robust with high quality jobs and skills.

ECONOMY & EMPLOYMENT POLICIES IN SUMMARY

- Protection of existing employment sites - The Old Laundry and East Road trading estates in Bridport are important employment sites and should be protected.
- Provision for New & Small Businesses - Development proposals that provide for Start-up businesses by enabling low cost facilities in cooperative clusters, working from home, enabling extensions and small new buildings will be supported.
- Sustainable Tourism - Proposals for the development of tourist related accommodation and facilities will be supported and encouraged in the neighbourhood plan area where they are in conformity with the relevant policies in the Development Plan.

THERE ARE OBJECTIVES ON HOUSING

- What the area needs most is housing which local people can afford, whether to buy or to securely rent. Although there is a supply of new homes on the open market, evidence

shows that most households would need to triple their income to buy a modest house on a mortgage, and that to rent privately would take at least half their income.

HOUSING POLICIES IN SUMMARY

- General Affordable Housing Policy - The affordable housing mix will be guided by the latest Bridport Area Housing Needs Assessment, and any subsequent change in demand for priorities of different sizes as recorded on the local authority's Housing Register.
- Placement of Affordable Housing - Affordable housing and open market housing will be fully integrated and evenly distributed across sites in such a way that once completed any quality and location differences are indiscernible
- Affordable Housing Exception Sites - Such exception sites will be supported where the preferred mix of housing is guided by the latest Bridport Area Housing Needs Assessment and any subsequent changes to trends in household composition identified by the local planning authority. (Small numbers of open-market homes may be included where cross subsidy is required for delivery of the affordable housing element).
- Community-led housing and Custom-Build and Self-Build Homes - The provision of Custom Build and Self Build Homes will be supported.

THERE ARE OBJECTIVES ON COMMUNITY FACILITIES

- To protect the excellent community facilities including education, health, cultural, sport and leisure facilities across the neighbourhood plan area. The policies seek to increase the range and availability of these services where they bring benefit to the Community.

COMMUNITY FACILITIES POLICIES IN SUMMARY

- Protection of Existing Community Infrastructure -Existing community buildings, infrastructure and ancillary facilities will be protected and enhanced unless it can be demonstrated that there is no local need for the facility or that the facility is no longer viable.
- New Community Services & Facilities -Proposals for new and improved utility infrastructure will be encouraged and supported where they meet the identified needs of the community and are in line with the wider provisions of this neighbourhood plan.
- Allotments -Existing allotment sites in the neighbourhood plan area will be protected from development and opportunities to provide additional provision where suitable sites can be identified and in response to defined need will be supported.

THERE ARE OBJECTIVES ON HERITAGE

- Bridport and the surrounding parishes have a rich and diverse heritage recognised in over 500 Listed Buildings and 7 Conservation Areas.
- In addition to the designated heritage assets the neighbourhood plan area includes many locally valued buildings, structures and features that contribute to the character and distinctiveness of the area

HERITAGE POLICIES IN SUMMARY

- Non Designated Heritage Assets - The Joint Councils Committee has prepared (and will maintain) a list of buildings, features and structures in the neighbourhood plan area which are considered to be 'non-designated heritage assets' and should be treated as such for the purpose of applying national and Local Plan policies including Policy ENV4 of the Adopted Local Plan (2015). The list of non-designated heritage assets is available at: <https://www.bridport-tc.gov.uk/bridport-area-neighbourhood-plan-evidence/>
- Public Realm - Proposals that have a negative impact or "harm" the qualities of the public realm as identified in the Neighbourhood Characteristics of this plan will not be supported.
- Shopfront Design - High quality shopfronts in the neighbourhood plan area should be maintained and enhanced. Proposals for new or replacement shop fronts in the neighbourhood plan area will be permitted provided that they are designed in accordance with the relevant policy in the Local Plan (ENV14), any Shopfront Design Guidance for West Dorset; and the Shopfront Design Guidance for the Bridport area.

THERE ARE OBJECTIVES ON LANDSCAPE

- The neighbourhood plan area is dominated by several hills. They are flat-topped with steep sides and can be seen all over the neighbourhood area, greatly adding to the distinct "sense of place". The special landscape assets have inherent value in terms of natural beauty, but also have economic value in terms of tourism and attracting people to the area.

LANDSCAPE POLICIES IN SUMMARY

- Green Corridors, Footpaths, Surrounding Hills & Skylines - Proposals must preserve and enhance the natural beauty of the Dorset AONB.
- Biodiversity - Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing biodiversity situation.
- Local Green Spaces - 21 sites are designated as Local Green Spaces. Inappropriate development within any designated Local Green Space will only be permitted in very special circumstances.
- Green Gaps (Anti-Coalescence Measures) - Proposals for development across the neighbourhood area will be required to retain the character and setting of the area and should seek to avoid coalescence between the settlements of Pymore, Allington, Bradpole, Bothenhampton, Bridport, Eype, Symondsbury, Walditch and West Bay.

THERE ARE OBJECTIVES FOR THE CENTRE OF BRIDPORT

- Bridport is the town at the heart of the neighbourhood area and its success is of critical importance to the prosperity of the surrounding area.

- The centre of Bridport is enjoyed by locals and visitors alike and safeguarding Bridport's unique character and vitality is therefore paramount and a key aim of this neighbourhood plan

CENTRE OF BRIDPORT POLICIES IN SUMMARY

- Development in the Centre of Bridport which meets the following design and planning principles will be supported subject to satisfying other policies in the Plan where it: a) Improves the town centre environment for pedestrians, cyclists, users of buggies, wheelchairs and mobility scooters; b) Gives greater priority to bicycles and pedestrians by reducing the impact of traffic movement from motor vehicles in the town centre; c) Enhances the character and appearance of the town centre, considering the heritage and history of the urban area; d) Provides an improved setting for the open-air markets and other similar events and festivals and e) Would not cause a deterioration in air quality.
- Redevelopment proposals will be supported where, through the design of the ground floor retail units, they encourage small, local, and/or independent traders to locate in the town centre.
- St Michael's Support for the Creative Industries - In the provision of new commercial floorspace at the St Michael's Estate, proposals will be supported which seek to retain a broadly comparable area (7,951m²) of workspace for small and start-up businesses and particularly for those in the creative industries.

THERE ARE POLICIES ON DESIGN FOR LIVING

- To provide welcoming, attractive and sustainable communities, housing developments must be well designed and built. New development across the neighbourhood area will be expected to have high standards of design.
- Housing proposals should also demonstrate how its new homes meet the needs of an ageing population and those with impaired mobility. To meet these objectives the local authority's Supplementary Planning Document "Design and Sustainable Development Planning Guidelines" provides a useful reference point.

Take a look at the referendum document and other supporting documents/evidence:
www.bridport-tc.gov.uk/projects/neighbourhood-plan/

View the plan at Bridport Library, Town and Parish Council offices, or Bridport Tourist Information Centre.

VOTE ON YOUR NEIGHBOURHOOD PLAN
 27 FEBRUARY 2020

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