

Minutes of a meeting of the NEIGHBOURHOOD PLAN JOINT COUNCILS COMMITTEE (NPJCC) held in the Committee Room at Mountfield on Tuesday 5 August 2025 at 10.00am.

PRESENT: Members: Jonathan Bourbon (Bridport Town Council), Kelvin Clayton (Bridport Town Council), Patrick Mooney (Bridport Town Council), Dave Bolwell (Bridport Town Council) and Paul Hartmann (Symondsburry Parish Council).

Also present: David Dixon (Project Manager) and Caroline Pearce (Project Manager) Sally Freemantle (Town Clerk), Phyllida Culpin (NP Steering Group) and Cllr Sarah Carney.

PUBLIC FORUM

No members of the public spoke in the Public Forum.

25. APOLOGIES

Apologies for absence were received from Cllr Bridget Bolwell.

26. DECLARATIONS OF INTEREST

There were no declarations of interest.

27. MINUTES OF LAST MEETING

RESOLVED: that the minutes of the meeting of the NPJCC held on 27th February 2025 be approved, and that the Chairman should sign these as a correct record.

28. REVIEW OF NEIGHBOURHOOD PLAN

A presentation was given on progress with the 'light' review of the Bridport Area Neighbourhood Plan 2020-2036, which included chapter by chapter review amendments and members discussions.

Introduction: the text and maps have been revised to include new areas following ward boundary changes. The Steering Group have provided a revised statement and Paul Hartmann will work with Dave Dixon to produce a short statement for the JCC and to add some text on behalf of Symondsburry PC to the new Single Vision.

Climate change: this chapter has been updated in terms of Government statements and policies. We will focus on a statement that we are happy with and check the Future Homes Standard ahead of the Regulation 14 document release to ensure accuracy.

Access and Movement: chapter has been updated with information from the Access and Movement Study. A bit more work is required to make sure it reads

well, including A&M Study priorities into the supporting text. WATAG, who advise, lobby and campaign on public transport, have reviewed the chapter. The AM6 – Bus Station feasibility study looked at the existing AM6 transport hub and the focus was on transport, as it came from climate change work, but there has been progression here. The study did not look at including residential/social housing and it needs a redraft ahead of submission to JCC.

RESOLVED: Bus Station Feasibility Study will be referenced and added to BANP Evidence Base.

Economy – the text has been updated and Workspace Assessment information incorporated. It has been signed off by Steering Group members. We need to insert a reference to the Bridport Investment Plan and add document to BANP Evidence Base. We need to check any updates on the development of the commercial area at Foundry Lea ahead of Regulation 14 and ensure it remains commercial. There is a cross-reference between the Housing and Economy chapters to highlight that firms are unable to find young people due to lack of available housing.

Housing the text has been updated and revised in light of AECOM's Housing Needs Assessment. We are waiting for the final version of the Site Options Assessment to complete the review and once received it will be circulated widely. The Housing Needs supplement will address anything not included in AECOM's standard report. AECOM's report is useful for underpinning the housing section, but the interpretation is up to the Steering Group and JCC and the supplement needs to be as strong as possible as it really shows what Bridport needs. Dorset Council's Local Plan consultation pack comes out on 18th August and Dave Bolwell can circulate it. There is consternation in Dorset Council that they don't know the final housing figures. Dave Dixon said our Regulation 14 will conform with the existing Local Plan. Phyllida reminded members that Dorset Council's SHLA showed the difficulty in putting in huge numbers of new homes. Our review will give us 5 more years of influence and will be referred to. The research into local available sites will help Dorset's Local Plan. Dave Bolwell said he could arrange a meeting with Terry Sneller from Dorset Council Strategic Planning.

Text explaining the issues presented by an aging demographic to be drafted and presented for use in Housing chapter or under Thriving Society header.

Community Facilities: List of community facilities revised. We are aware of a possible land transfer and creation of new allotment space and will update the map accordingly.

Heritage: no change to chapter.

Landscape: Text revised and signed off by Steering Group. There is a new heading to cover the introduction of mandatory Biodiversity Net Gain. Redraft policy L2 to remove sub policy 2 and replace with support for installation of habitat improvements, for example Swift Bricks. Remove Parish boundaries from wildlife maps. The Peter Foote Play Area was identified as potentially suitable for social housing in the AECOM Site Options Assessment. Removing the site from the list of designated open spaces would help support further

investigation as to the suitability of the area for small scale community led housing. Finding a new designated open space as compensation would be a positive response at this time.

RESOLVED: that the removal of the Peter Foote Play Area from the list and map of designated open spaces, and the identification of a new open space to compensate, be included within the Neighbourhood Plan.

Design for Living: Revised text signed off by Steering Group.

Projects: List of BANP projects amended and updated. Completed projects removed. Projects generated by new reports and studies added as this allows groups to actively promote and opens funding opportunities. It is an active document.

Regulation 14 document design amendments; slight tweaks to the design to refresh imagery and make it cohesive with the last version yet obvious enough that it is a new version.

Timetable for completion of the BANP review.

- Steering Group to complete draft text of reviewed BANP.
- Draft chapters circulated to JCC councillors by August 14th. Any comments and questions to be submitted by August 27th 2025.
- Final draft of revised BANP presented to JCC 4th September along with paper on consultation process.
- BTC and Symondsburry PC to approved Regulation 14 Draft to go out for public consultation.
- Regulation 14 consultation October/November 2025.

NOTED: that the reports of the Project Manager be noted with thanks. In addition, the JCC extended their huge thanks to the Steering Group for all their very hard work. The plan is consistent, evidenced, democratic and invaluable in Planning Committee meetings.

29. REQUEST FROM BANP STEERING GROUP

A request was received from the BANP Steering Group to include two substantive additions; a supplement to the Housing Need Assessment Report commissioned from AECOM and a new text to introduce and explain the issues of the ageing population of the NPA

RESOLVED: Inclusion of the HNA supplement in the BANP Evidence Base; Inclusion of the draft text prepared by the BANP Steering Group as a new section to introduce the Thriving Society chapter

30 ANNUAL MONITORING REPORT 2024/2025

The Committee considered the proposed amendments to the draft BANP Annual Monitoring Report, ENCL: 4029. Symondsburry have not received CIL money and there is none in the pipeline.

RESOLVED: that the Annual Monitoring Report be accepted and sent to Dorset Council.

31 INFORMATION AND COMMUNICATIONS

There was no information and communications.

32. DATES OF FUTURE MEETINGS

RESOLVED: that the next meeting be held on 4 September 2025 at 10.00am.

The meeting closed at 11.15 am.

The next NPJCC meetings are scheduled for 4 September 2025, 27th November 2026, 26th February 2026.