

Bridport Area Neighbourhood Plan Review 2025

Modification Statement

Introduction

The Neighbourhood Plan regulations require that the Bridport Town Council, as the Qualifying Body for the Bridport Area Neighbourhood Plan (BANP), publish a statement setting out whether or not it considers that the modifications proposed in the revised BANP are so significant or substantial as to change the nature of the Neighbourhood Plan, and to give reasons for this opinion.

Main Modifications Proposed

The main changes proposed as a result of the 2025 review of the Bridport Area Neighbourhood Plan are:

- Factual updates resulting from commissioned reviews and changes in local/ national policies, in particular the Dorset Local Government Review (2023).
- Amendments to policies that reflect improvements to the clarity of phrasing as well as changes to the local and national policy frame.

The plan period (2020 – 2036), vision and objectives remain unchanged. The following amendments to BANP policies are proposed:

Policy	2020 text	2025 text	Rationale
Policy CC1 Publicising Carbon Footprint.	Applicants 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.	Applicants should seek to minimise the <i>whole-life</i> carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.	Update to bring policy in line with government guidance.
Policy AM6 Transport Hub Proposal	b) Make the most efficient use of land and be developed to seek optimum use resulting from a design led approach to determine the capacity of the site.	b) Make the most efficient use of land and be developed to seek optimum use resulting from a design led approach to determine the capacity of the site <i>with regard to the provision of social rent housing.</i>	Amended to reflect findings from the AECOM Site Options Assessment and the jointly funded Feasibility Study for the Bus Station site.
Policy EE2 Provision for New & Small Businesses	Support will be given for developments on sites that provide for: b) Working from home, enabling extensions and small new buildings.	Support will be given for developments on sites that provide for: b) <i>Co-working hubs and live-work spaces.</i>	Updated to reflect findings from the Workspace and Business Needs Study (2025).

	c) Enabling microbusinesses.	c) Working from home, enabling extensions and small new buildings. d) Enabling microbusinesses.	
Policy H2: 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 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. <i>An exception can be made in cases where the affordable portion of a development is to be completed ahead of the open-market portion.</i>	This new exception is as a result of experience gained, e.g. at St Michael's Trading Estate where the applicant wanted to start development with the affordable tranche.
Policy H4: Housing Mix & Balanced Community	To ensure a balanced community, major housing applications will contain a mix of housing types and sizes to meet a range of needs. The preferred mix will be guided by the latest Bridport Area Housing Needs Assessment and its Supplement, and any subsequent changes to trends in household composition identified by the local planning authority.	To ensure a balanced community, major housing applications will contain a mix of housing types and sizes to meet a range of needs. The preferred mix will be guided by the latest Bridport Area Housing Needs Assessment and its Supplement, and any subsequent changes to trends in household composition identified by the local planning authority. <i>To help shape a balanced future community, developments of smaller, lower-cost homes will be strongly preferred. Developments offering mainly 3-bedroom or greater properties will be opposed.</i>	Amended to reflect findings from the AECOM Housing Needs Assessment and Site Options Assessment (2025)
Policy H5: Sheltered or Retirement Home or Extra Care Home Developments	A new or extended retirement living development will: a) Be located within a defined development boundary and be of an appropriate scale in relation to its setting. b) Be located so as to afford reasonably level and easy access to shopping and social facilities whether on foot or by use of mobility scooter or similar. c) Demonstrate a proven need for the	A new or extended <i>Sheltered</i> , Retirement or <i>Extra Care home</i> development will: <i>1. Location</i> a) Be located within a defined development boundary and be of an appropriate scale in relation to its setting. b) Be located so as to afford reasonably level and easy access to shopping and social facilities whether on foot or by use of mobility scooter or similar, <i>except for Extra Care homes where this restriction does not apply.</i>	Policy re worded and re structured in light of AECOM Housing Needs Assessment (2025).

	development in the neighbourhood plan area or its closely surrounding parishes.	<i>2. Need</i> <i>Be subject to</i> a proven local need for the development in the neighbourhood plan area or its closely surrounding parishes. <i>3. Priority</i> <i>Be given less priority than Affordable Housing except where the sheltered or retirement homes may be, in themselves, affordable.</i>	
Policy CF1		Assembly Rooms British Legion Hall Masonic Hall Hazelmead Common House	Community Facilities added as a result of community consultation
Policy L1 Green Corridors, Footpaths, Surrounding Hills & Skylines	Proposals must preserve and enhance the natural beauty of the Dorset AONB by: 2. Proposals that do not preserve and enhance the Dorset AONB will be refused	1. Proposals must preserve and enhance the natural beauty of the <i>Dorset National Landscape</i> by: 2. Proposals that do not preserve and enhance the <i>Dorset National Landscape</i> will be refused.	Update in line with renaming of landscape designation.
Policy L2 Biodiversity	Biodiversity 1. 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. 2. If significant harm to biodiversity resulting from a development cannot be avoided (For example through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission will not be supported. 3. Wildlife corridors and important habitats have been identified on Maps 7, 8 and 9 and proposals that would result in their loss or harm to their character, setting, accessibility,	<i>1. Development proposals that meet the mandatory biodiversity net gain (BNG) requirements*, will need to use the BNG metric tool to demonstrate how they will deliver habitat improvement to benefit biodiversity. Where feasible developers are encouraged to seek biodiversity gains over and above the 10% mandated by government.</i> 2. Wildlife corridors and important habitats have been identified on Maps 7, 8 and 9 and proposals that would result in their loss or harm to their character, setting, accessibility, appearance, quality, or amenity value should be avoided. <i>3. New developments will be encouraged to consider creating new or enhancing existing habitats, such as incorporating 'swift bricks' and bat boxes in developments over 5 metres or providing safe routes for hedgehogs between</i>	Updated in line with new Biodiversity Net Gain legislation.

	appearance, quality, or amenity value should be avoided.	<i>different areas of habitat. providing green roofs, green walls, street trees or sustainable drainage systems.</i>	
Policy L3 Local Green Spaces		Area N – Peter Foote Play Area replaced with a new, larger area called Riverside Corridor.	BTC has invested in upgrading the Flaxhayes Play Area. The Peter Foote Area was identified as suitable for 4 community led social rent housing units in the AECOM Site Options Assessment. A larger replacement green space is proposed linking Flaxhayes Play Area with St Cecilia's Allotments alongside the river Brit.
Policy D9: Environmental performance (see also Policies CC2, CC3)	g) designing homes to Lifetime Homes Standard.	g) <i>Designing homes to meet Building Regulations Part M4(2) category 2: Accessible and Adaptable dwellings.</i>	Updated due to national policy changes.

3. Consideration

Bridport Town Council, as Qualifying Body, considers that the 2025 review of the BANP amounts to *material modifications* which do not change the nature of the plan but are sufficient to bring the BANP up to date and relevant to the needs of the Bridport Area.

The reasons for this are as follows:

- The changes do not modify the plan period.
- The changes respond to the Bridport Area Housing Needs Assessment (2025) and uses new information to update, clarify and support the existing policies around affordable housing.
- AECOMs Site Options Assessment 2025 has been added to the BANP Evidence Base and used to update the supporting text for housing policies.
- In terms of housing, the change to the housing mix is relatively limited and should not impact on viability.
- A Workspace and Business Needs Assessment has been undertaken and used to support the economy and employment policies.
- Greater emphasis has been placed on transition to a net zero future with amendments to the supporting text in the climate change chapters and updating of climate policies.

- The Landscape chapter has been updated with supporting text and policy amendments to reflect the requirements of Biodiversity Net Gain legislation.
- A new, larger Local Green Space has been proposed as a replacement for the Peter Foote Play Area which has been identified as suitable for a small community led social rent housing development.
- Carbon reduction and standards for Design for Living were existing elements already contained within the BANP. Updating and adding more detail is helpful in clarifying how these issues should be considered.
- A number of changes to the BANP are simply reflecting factual updates and changes to the supporting evidence that those policies were based on. They do not alter the general thrust of BANP policies.