

BRIDPORT AREA NEIGHBOURHOOD PLAN CONSULTATION STATEMENT 2025

1. INTRODUCTION

This Consultation Statement summarises the community consultation process that was undertaken in producing the Regulation 15 Submission draft of the Bridport Area Neighbourhood Plan (BANP) Review Consultation.

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, in accordance with Section 15(2) of Part 5 of the Regulations which sets out what it should contain:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) Explains how they were consulted;*
- (c) Summarises the main issues and concerns raised by the persons consulted;*
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

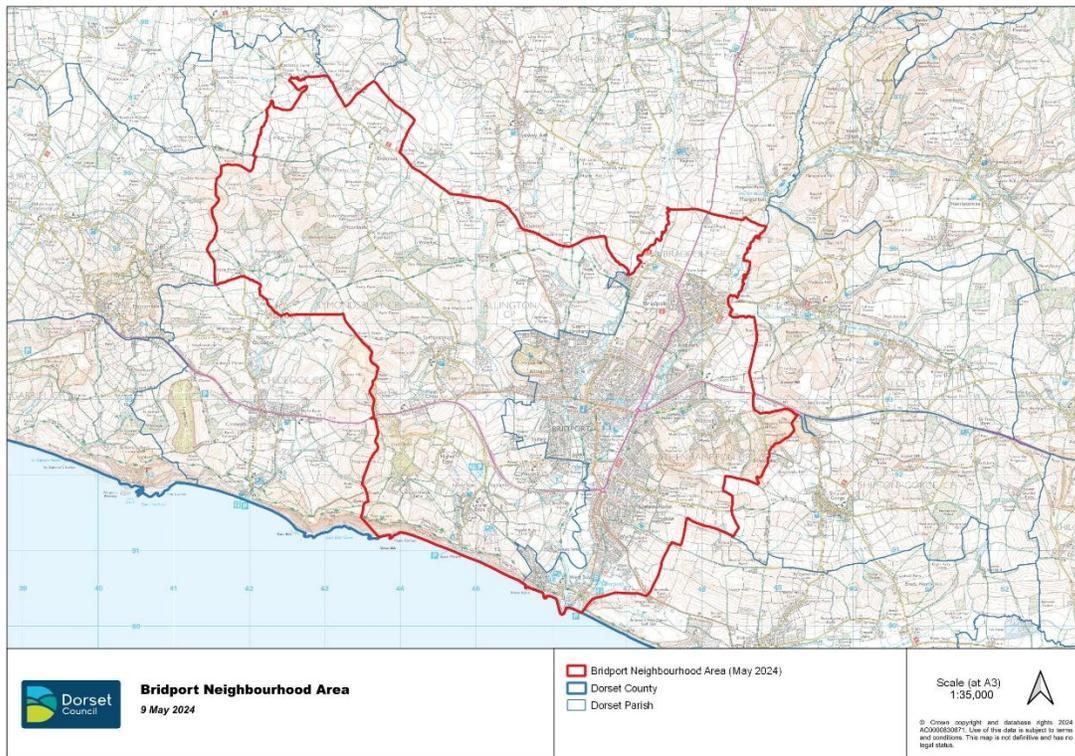
Bridport Town and Symondsburry Parish councils were explicit in their aim that the Neighbourhood Plan should be a plan for the area developed by the people of the area. Consequently, efforts have been made to involve the local community in a meaningful way in the review. The aims of the Bridport Area Neighbourhood Plan review consultation process were:

- to build on previous consultations carried out in Bridport so that the review was informed by the views of local people and other stakeholders
- to ensure that consultation events took place across the geographical area
- to engage with as wide a range of people as possible, using a variety of events and communication techniques



2. A COMMUNITY LED NEIGHBOURHOOD PLAN

Fig 1



The Designated Neighbourhood Plan Area

The BANP covers Bridport, Allington, Bradpole, Bothenhampton and Walditch Symondsburry and West Bay. In May 2024 there was a boundary change so that the parishes of Allington, Bradpole, Bothenhampton and Walditch became part of Bridport Town Council. The Neighbourhood Plan review covers the same geographical area but is now the responsibility of Bridport Town Council and Symondsburry Parish Council.

The policies contained in the Regulation 15 submission BANP are as a result of considerable interaction and consultation with the community within the town of Bridport and Symondsburry Parish. Review work has included research, undertaking surveys, public meetings and events. This has been overseen and coordinated by the BANP Community Steering Group which was formed to develop and represent the views of local people and submit a draft review of the BANP document to the Joint Councils Committee (JCC) for discussion and submission to all Councils for approval and sign off. Membership of the Steering Group and JCC is detailed in Appendix 1.

2.1 Regulation 14 Submission Consultation

Who was consulted

The Joint Councils Committee developed a consultation strategy that aimed to engage with as wide a cross-section of Bridport Area population as possible and provide a wide variety of different ways for people to get involved. The aim was to ensure that all local residents, businesses, and community groups were aware of the Bridport Area Neighbourhood Plan (BANP) review and how to comment.

See [Appendix 2 - Example notice letter](#).

How people were consulted

- Emailing local community groups and Business Chamber to inform them that the regulation 14 document was out for consultation and inviting comment
- Social Media – informing the public about the consultation and where they could download or pick up summaries and full documents and how to respond to both online and hard copy questionnaires – see [Appendix 3 Examples of Reg 14 Promotion](#).
- Uploading the draft BANP and supporting documents to the Bridport Town Council website
[Bridport Area Neighbourhood Plan - Bridport Town Council](#)
- Consultation events were held where members of the Joint Councils Committee, Steering Group and officers could engage with members of the public and discuss issues and concerns around the BANP review. Provided at the consultation events were display boards setting out the proposed revisions of the BANP. Location and timing for the events ensured that the locations were spread around the BANP area so that there was an event within reasonable walking distance and at a variety of different times.
- Issuing a press release to local media Dorset Echo and Bridport News
- An article in Bridge Magazine, posted through every letterbox in Bridport area.
- Articles in 'Nextdoor Bridport' and Bridport Radio
- Holding an exhibition throughout the consultation period in the Town Council Offices, Library and Tourist Information Centre;

Figure 2 - example of consultation publicity

Bridport Town Council
Published by Caroline Pearce · 6 November 2025

If you live in Symondsburys parish, you are also part of the Bridport Area Neighbourhood Plan which helps shape how Bridport and Symondsburys grow — deciding where development should happen, what it should look like, and how we protect our green spaces.

Symondsburys have two more consultation events - one tonight in Eype and one next week in Symondsburys school. Please go along and have your say.

Symondsburys Parish Council

Your Town. Your Voice. Your Future.

Come and hear how our Bridport Neighbourhood Plan review shapes the next chapter of our community

The Bridport Area Neighbourhood Plan 2020-2036 has been a valuable resource for the local community and has been drawn on extensively in planning related matters. It is good practice to review neighbourhood plans every five years as plans older than five years risk carrying less weight in the development process. As part of the review process we ask for public comment.

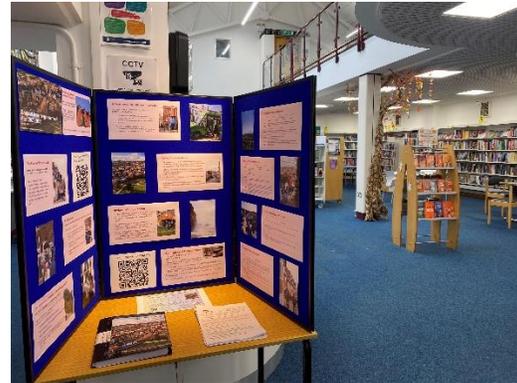
Paper copies of review documents will be available in Bridport Library (South Street), Bridport Tourist Information Centre (Buckydoo Square), Bridport Town Council offices (Mountfield, Rax Lane) or at the Ward events below.

6 November Eype Schoolhouse, Eype (opposite New Inn), 6-7pm
13 November Symondsburys School, Symondsburys, DT6 6HD 6-7pm

To give us your views, please scan the QR code on the left with your smartphone camera and it will take you straight to the survey

To see the page explaining about the Neighbourhood Plan please scan the QR code on the right with your smartphone camera

www.smartsurvey.co.uk/s/83Q87S/



Thursday November 20, 2025 @bridportnews BRIDP

bridportnews.co.uk

Help shape future

Jennifer Mulcahey

RESIDENTS are urged to help shape the future of their community by taking part in a review of the Bridport Area Neighbourhood Plan.

Originally adopted in 2019, the Bridport Town Council plan sets out how the area should grow; from where new development takes place to how green spaces are protected.

Five years on, it's time to ensure the plan remains relevant and reflects current local priorities.

Town clerk Sally Freemantle said: "The Bridport Area Neighbourhood Plan has always been an important document. The town council is statutory consultee on planning applications within the town's boundary, so when responding to applications, it is imperative to have set policies which are truly local and relevant to the area to validate comments either in support of or against planning applications.

A dedicated team of volunteers with experience in this field have reviewed the Bridport Area

Neighbourhood Plan. It is now your turn to comment on this document to assist in the process of making robust representations to the Planning Authority.

You may have recently commented on the Dorset Draft Local Plan and question why this

is document is also required. While both are important, the Bridport Area Neighbourhood Plan contains carefully considered policies specific to Bridport and Symondsburys. It will also be the most up to date document that Bridport Town Council and

Symondsburys Parish Council as consultees, and Dorset Council as the Planning Authority will refer to in consideration of planning applications which ultimately shape many aspects of our local area."

Have we got it right for the future of our area?

Your feedback really matters. The power of the Neighbourhood Plan comes from local support and so please part in the short survey which is open until December 30 - www.smartsurvey.co.uk/s/83Q87S/

You can view the full documents at www.bridport-tc.gov.uk/projects/NeighbourhoodPlan

Displays are also available at Bridport Library, the Mountfield offices on Rax Lane, and the Tourist Information Centre in Bucky Doo Square.

In-person consultation sessions:

- Bradpole: Sat 22 Nov, 11am-1pm, Bradpole Village Hall
- Central: Tues 25 Nov, 9pm, WI Hall, North Street

For more information contact: enquiries@bridport-tc.gov.uk 01308 456722

Keep and v

NHS clinical their top tips and well this As tempera easier to pick that could be miserable one Dr Rupa Jos for NHS Engla said: "If you aiming for the during the day at least 18 C. It important if y health conditi or chronic air "Wearing se will keep you thicker layer i important to eating enoug drinks when Heating is households that you ca this and be such as re curtains, wearing, insulatr For m visit hi camp

Help shape the future of Bridport. Image: Neil Barnes

2.2 List of Regulation 14 consultation events Oct - December 2025:

Consultation Event	Date	Venue	Organisers	Attendance	Posters on public notice board	Website	Media
Supermarket consultation	18 th Oct	Coop	BTC/ Bradpole Ward	100 +	Yes	Yes	Yes
West Bridport and Allington Ward	23 rd Oct	Bridport Youth and Community Centre	BTC/ West Bridport and Allington Ward	20	Yes	Yes	Yes
Broadoak	3 rd Nov	Broadoak Village Hall	Symondsbury PC	14	Yes	Yes	Yes
Eype	6 th Nov	Old Schoolhouse	Symondsbury PC	12	Yes	Yes	Yes
West Bay Community	12 th Nov	Salt House	BTC/ West Bay Ward	25	Yes	Yes	Yes
Symondsbury village	13 th Nov	Symondsbury School	Symondsbury PC	9	Yes	Yes	Yes
Bothenhampton and Walditch communities	18 th Nov	Bothenhampton Village Hall	BTC/ Bothenhampton & Walditch Ward	27	Yes	Yes	Yes
Bradpole community	22 nd Nov	Bradpole Village Hall	BTC/ Bradpole Ward	20	Yes	Yes	Yes
Central Bridport	25 th Nov	WI Hall	BTC/ Central Ward	12	Yes	Yes	Yes
Symondsbury Parish Council	13 th Nov	Symondsbury School	Symondsbury PC	10	Yes	Yes	Yes
Bridport Town Council	25 th Nov	Town Hall	BTC	20	Yes	Yes	Yes
Symondsbury Parish Council	11 th Dec	Symondsbury School	Symondsbury	9	Yes	Yes	Yes

Summary of events

- **Excellent engagement and questions asked at Consultation events**
- **All relevant documents available on Neighbourhood Plan webpage**
- **112 Survey responses (10 paper version, 102 Smartsurvey)**
- **High social media reach – Facebook post reach ranging from 2,500 – 11,166**

3. ISSUES AND CONCERNS RAISED

A total of 117 consultation responses were received, which included:

- 112 survey responses
- 2 detailed letters from Dorset Council and CG Fry
- 3 responses from statutory bodies concerning SEA

3.1 The headline findings are summarised below.

Strong support for BANP vision:

	Support	Object	Neutral
Bridport Area Neighbourhood Plan VISION	85.5	5.5%	9%

Strong Support for the BANP Objectives:

	Support	Object	Don't Know
Bridport Area Neighbourhood Plan Objectives	86.5%	5.5%	8%

Strong support for the BANP policies:

	Support	Object	Don't Know
Bridport Area Neighbourhood Plan Policies	80%	5%	15%

3.2 Overall Summary of Regulation 14 Response:

The consultation shows strong overall support for the revised Vision and policies of the Bridport Area Neighbourhood Plan, with approval levels consistently between **76% and 89%** across all themes. Residents broadly endorse the Plan's community-led approach, focus on affordable housing, sustainability, environmental protection, and balanced development while emphasising that new housing must be accompanied by adequate infrastructure such as roads, healthcare, schools, and public transport. Support is conditional on stronger delivery, clarity, and enforcement.

Timely adoption of the revised plan and alignment with the emerging Dorset Local Plan were also highlighted as crucial. Overall, the community strongly supports development that balances social, environmental, and economic needs while protecting the Bridport and Symondsburys distinctive characters.

3.3 A selection of responses about the Regulation 14 draft:

- Responses show broad support for the inclusion of co-working hubs and live-work spaces to support small businesses and evolving work patterns
- There is strong support for integrating affordable (especially social rented) housing to avoid segregation, but respondents express widespread concern about vague definitions, enforceability, developer compliance, and the need for clearer mechanisms and higher design quality.
- There is strong support for prioritising affordable, smaller homes to meet local need and avoid dominance by large, high-value/ luxury housing, but many respondents say that 3-bedroom homes are essential for families and call for clear alignment with the Housing Needs Assessment.
- Respondents broadly support restricting sheltered, retirement and extra care housing to proven local need and accessible locations and to avoid the proliferation of high-priced retirement developments that primarily attract retirees relocating from elsewhere. Many welcome the emphasis on affordability and the intention to prevent retirement schemes from displacing housing that better meets needs of local people, particularly younger residents and key workers.
- Respondents support stronger biodiversity protections but urge replacing optional or vague wording with mandatory, enforceable requirements.

3.4 Concerns and improvements to the Regulation 14 draft:

Residents are asking for the draft to be or have:

- Clearer, firmer, enforceable, and more explicit about social rent, infrastructure delivery, transport protection, and biodiversity requirements.
- Clear definition and prioritisation of social rented housing and explicitly ask for confirmation that social rent is included and prioritised.
- Stronger delivery and enforcement mechanisms: Residents want changes that require affordable/social housing to be delivered early or alongside market housing and prevent developers from renegotiating obligations post-permission.
- Re: infrastructure before housing. Residents want it clearly stated that housing must not proceed without adequate roads, healthcare, schools, drainage, parking and public transport.
- For Policy AM6, residents want protection of the bus station and transport hub element and clear confirmation that redevelopment will not reduce public transport capacity.

- Housing mix policy (H4): Residents ask for clarification that 3-bedroom homes are still supported, especially for families
- Retirement and extra-care housing policy clarity: residents want clear evidence of proven local need, clarification of what “affordable” means (rent vs ownership) and avoidance of wording that could be seen as age-discriminatory
- Biodiversity policy made mandatory and clearer and to clarify ambiguous terms (e.g. “over 5 metres”) and require green space, trees, SuDS, wildlife corridors as standard
- Plan alignment: Residents want the draft to clarify how it aligns with the emerging Dorset Local Plan.

3.5 Public consultation responses to revisions – more detail

Q1. The vision for the Bridport Area Neighbourhood Plan has been revised in 2025. Neighbourhood Area Vision Statement “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”. Vision for Symondsburry “Symondsburry is one of the largest rural parishes in West Dorset, and we are proud to help preserve its distinctive countryside character. Our mission is to protect the parish’s natural integrity while encouraging sustainable growth to bring lasting benefits to our residents, local businesses, and visitors alike.” (on page 24 of the revised version of the BANP).

Answer Choices	Responses
Strongly agree	 48.18% 53
Agree	 37.27% 41
Neither agree or disagree	 9.09% 10
Disagree	 2.73% 3
Strongly disagree	 2.73% 3

Sample comments

1. There needs to be a positive plan to maintain the integrity and individuality of the villages of Broadoak, Symondsburry, Watton and Eype in Symondsburry Parish. None are part of Bridport and town-based solutions are inappropriate.
2. I would not disagree with the aspiration, however there is no apparent interest by the commercial housebuilders to improve the supply of affordable housing and despite the availability of public sector land there appears no capacity to develop affordable social housing (i.e. Fisherman's

- Arms, north side of Flood Lane). The rural setting is at risk with the Foundry Lea development. The individual character of our town and parishes is eroded by the abolition of the parish council structure.
3. No reference to improving the infrastructure to support the improved supply of housing such as roads, health services, police or education provision. A serious shortcoming in the vision statement.
 4. Any prospective developments must include adequate provision for affordable housing for local families, with sensitivity to the capacity for further housing in the parish.
 5. The roads and infrastructure need upgrading before any building takes place. There are single track roads, ancient power, sewerage, drainage and water supplies that are already overwhelmed. If developers want to make fortunes by putting housing on green spaces they need to accommodate the extra new cars, school places, dentists, doctors and other public services that will be directly affected. This is a balance-tipping time in terms of new homes, with the enormous Vearse Farm development going ahead and these huge additions planned, the reality of these building schemes is not of relief to local housing need, but an influx of yet more people coming in to the town and surrounding villages; because rental is so high and wages so low locally that few people in housing need will be able to afford the new housing. There is a huge need for co-housing and sensitive development for local people, not holiday homes, expensive new properties and huge influxes of people without consideration for the strain on local services these changes will make.
 6. This must be achieved with firm and realistic housing plans for younger residents of limited financial means (and our supporting work force) in mind. There must be greater effort for a reduction of homes used only for investment and holidays. Business also needs encouraging with affordable rents, especially for new enterprises.
 7. I would like the neighbourhood vision to focus on housing for young people. I would also like to see support for local people who are setting up new businesses, particularly those wanting to use high street shops.
 8. It is very important to keep it as a distinct area rather than allow unrestricted urban sprawl to lead to its inevitable demise.

Q2 The 18 Objectives for the Bridport Area Neighbourhood Plan have NOT been revised in 2025. The Objectives promote sustainable, inclusive development that reduce carbon emissions, protect Bridport's unique environment and heritage, support a balanced community and local economy, and enhance accessibility, facilities, and quality of life for all.

Answer Choices	Responses	
Strongly agree		45.05% 50
Agree		41.44% 46
Neither agree or disagree		8.11% 9
Disagree		3.60% 4
Strongly disagree		1.80% 2

Sample comments

1. Put a stronger accent on social housing
2. Many of the (laudable) objectives are unfortunately held back by the paucity of available public transport, which realistically means buses in this area. Better transport would improve access to employment and training opportunities and to higher-tier services, as well as reducing the area's carbon footprint. Action complementary to the Neighbourhood Plan is needed to address this challenge.
3. Low-carbon sustainability is key
4. Objective 15 is increasingly at risk, there is a diminished bus service to integrate with the petrol/diesel taxis. Inclusion of the car parking area adjacent to the (closed) police station overlooks the number of police vehicles which park in the area.
5. I note objectives 17 and 18 which recognise the current lack of sufficient public transport and cycling facilities in the area. Thus objectives 13 and 14 to promote walking, cycling and public transport are important but should not be done in a way which frustrates other (eg motor vehicle) transport until there is a credible amount of infrastructure and additional public transport for the less polluting modes.
6. This is a good vision.

Q3 BANP Policy CC1 (in Climate Change chapter). The text, concerning publicising carbon footprint, now reads: "Applicants should seek to minimise the whole-life carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development".

Answer Choices	Responses	
Strongly agree		49.55% 55
Agree		31.53% 35
Neither agree or disagree		12.61% 14
Disagree		1.80% 2
Strongly disagree		4.50% 5

Sample comments

1. A subtle but important change that recognises that whole life is a more relevant ambition.
2. Small builders and developers will not be able to calculate carbon emissions. Again this gives an advantage to large developers that can afford eco consultants. Small developers cannot always minimise carbon footprint and cannot afford additional expense.
3. Whilst this is an admirable local aspiration it will be dictated by the national government policy and is likely to have minimal beneficial outcome.
4. There appears to be some conflict between Climate Change policies CC2 & CC3 when set against Design policies, in particular D1 & D8 relating to Harmony and characteristics. Recent town centre planning decisions have reflected this conflict where the latter carried more weight than the former.

Q4 BANP Policy AM6 (Access and Movement chapter). Text, concerning Bridport bus station. now reads: "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 with regard to the provision of social rent housing".

Answer Choices	Responses	
Strongly agree	 42.34%	47
Agree	 34.23%	38
Neither agree or disagree	 14.41%	16
Disagree	 4.50%	5
Strongly disagree	 4.50%	5

Sample comments

1. Social rent housing desperately needed in an area of highly unaffordable or unavailable rents and house prices
2. And mixed use?
3. The bus station needs to be kept, maintained and improved as do the toilets
4. Redevelop the site to encourage its use by bus companies. Redevelop it with the intention of maximising capacity for buses and people wanting to use public transport as well as access for coaches and taxis.
5. I agree with the proposal, as long as this retains and modernises the bus station facility itself. There is real scope to develop around a regenerated transport hub, so it provides a much more attractive arrival point in the town, as well as delivering some social rent housing.

6. Site should not be built on for housing - Bridport needs some land where a transport hub or something similar can be used in the long-term future.
7. Any development at the Bus Station site should be linked to the St Michaels Estate development.
8. I believe that any redevelopment of the bus station and site should not include housing. If it is to become an enhanced travel hub then the improvements should be focused on that. This would bring together increased visitors and reduction of carbon footprint for the town. Make the experience of the bus station more comfortable and compelling to use.
9. I would like this social housing to be designed for local families and young adults.
10. This shouldn't be to the total loss of public transport facilities in the town
11. Since new affordable social housing is certainly needed for local families, a brown field site such as this seems an intelligent choice. I would hope the number of houses would not be excessive. But see this as a good site.
12. The land is certainly not being well used at the moment. Perhaps this would be the place for the co-working hubs and live/work spaces?

Q5 BANP Policy EE2 (Economy and Employment chapter). The text, concerning provision for New and Small Businesses, now reads: "Support will be given for developments on sites that provide for: b) Co-working hubs and live - work spaces".

Answer Choices	Responses	
Strongly agree		38.74% 43
Agree		38.74% 43
Neither agree or disagree		19.82% 22
Disagree		1.80% 2
Strongly disagree		0.90% 1

Sample comments

1. The town needs more commercial infrastructure. Give approval for sites that will then provide employment.
2. Ideal for start ups
3. Great idea for supporting high-quality, life-enriching local jobs
4. This reactive approach is dependent upon new and small businesses being proposed. This is likely to be linked to national government initiatives rather than local policies.
5. I do think this is an intelligent, future-minded point to include, as the nature of work is changing radically... in this direction.

Q6 BANP Policy H2 (Housing chapter). The text, concerning placement of affordable housing, now reads: "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. An exception can be made in cases where the affordable portion of a development is to be completed ahead of the open-market portion".

Answer Choices	Responses		
Strongly agree		34.23%	38
Agree		41.44%	46
Neither agree or disagree		16.22%	18
Disagree		5.41%	6
Strongly disagree		2.70%	3

Sample comments

1. Why just affordable? With no mention of social housing for rent.
2. How will this stand up when a Greenfield site is proposed? The wording should be future proofed with regard to policy changes
3. Housing for over 55's should be capped at the current level and a focus should be on genuinely affordable housing for young residents and houses for families.
4. In practice, it seems unlikely that any developer would build the affordable portion prior to the open market housing. However, I am not in principle against the policy.
5. Will any affordable housing be permitted to be built out of area in exceptional circumstances?
6. Any developments should have a legally binding contract such that the infrastructure is in place before building commences.
7. Worried about developing companies offsetting social housing out of town or further afield. Social housing does not need to be red brick boxes! The award winning social housing architectural practice Neave Brown could do an incredible job.
8. We should be seeking all affordable housing built by the local authority or community land trusts
9. Co-housing schemes are the way forward.
10. There should be additional wording to indicate that the affordable housing needs to be of good quality.
11. Social housing is the number one priority for the town and been socially indiscernible is a huge plus for a step in the right direction.
12. I agree that priority should be given to social and affordable housing but this possibly opens the door to creating 'ghettos' on the periphery of private developments?

Q7 BANP Policy H4 (Housing chapter). The text, concerning Housing Mix and Balance Community, now reads: "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 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".

Answer Choices	Responses		
Strongly agree		52.25%	58
Agree		27.03%	30
Neither agree or disagree		11.71%	13
Disagree		5.41%	6
Strongly disagree		3.60%	4

Sample comments

1. Larger housing is generally only affordable by people moving to the area and the trend is for affluent retirees
2. There is a chronic shortage of housing for families in the area.
3. Larger homes (3 or more bedrooms) should be equally considered to attract a range of people to the town as well as making the most of greenfield sites. Some larger developments should also be considered to provide a basis for economic development
4. Yes – what is crucially needed are affordable eco homes.
5. Three bedrooms seems to me to be a minimum requirement for any family with two children. Any smaller and growing families will need to move more than once at a significant cost. I would agree that proposed developments of predominantly 4 bedrooms or more should be opposed.
6. Families need mostly 3 bedroom houses so I would like to see developments offering 4 and 5 bedroomed properties opposed. But I do agree the lower cost homes will be preferred.
7. We need 1, 2 and 3 bedroom affordable homes not luxury 4/5 bedroom properties which are unattainable for most local families
8. I am not opposed to the development of some 3 (or even 4) bedroom properties to meet future needs, but agree that the balance to address the backlog of local housing need should currently favour smaller properties.
9. The developers need to have some larger homes to sell to support the provision of low-cost housing. No developers will come forward if this alteration is included.

10. We need housing that enables younger adults and families to remain in our community. Families need bedrooms to accommodate their children. Young people could be supported in house shares / HMO student style arrangements. We don't need large houses that are not fully occupied.
11. Whilst the FINAL 2025 Housing Needs Assessment, produced by AECOM, states that it has been prepared in accord with the 2024 NPPF it is not clear whether the locally-interpreted "Supplement" also accords, the only reference to NPPF being within the glossary. This document appears to seek to set aside some of the conclusions reached by the appointed independent consultants creating a tension between the two.

Q8 It is proposed to amend the text of the BANP Policy H5 (Housing chapter). The text, concerning Sheltered or Retirement Homes or Extra Care Home Developments now reads: "A new or extended Sheltered, Retirement or Extra Care home development will: 1. Location 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, except for Extra Care homes where this restriction does not apply. 2. Need- Be subject to a proven local need for the development in the neighbourhood plan area or its closely surrounding parishes. 3. Priority- Be given less priority than Affordable Housing except where the sheltered or retirement homes may be, in themselves, affordable".

Answer Choices	Responses		
Strongly agree		48.60%	52
Agree		32.71%	35
Neither agree or disagree		12.15%	13
Disagree		0.93%	1
Strongly disagree		5.61%	6

Sample comments

1. There will still be elderly people wanting to downsize to an affordable sheltered or retirement home but we have sufficient pricey options already
2. Emphasis should be on genuine local need for existing residents not schemes to attract new retirees.
3. Housing developments should be given priority over care homes
4. The policy balance should be tilted to ensure that retirement developments do not cluster in the area, at the expense of other residential development which would better meet local housing needs and to help retain a more balanced and sustainable community.

5. The allocation of sites for retirement facilities should have their affordable (social care) element integrated so that everyone benefits from amenities regardless of affluence.
6. Without provision for any staff (maintenance or nursing) to live close by in affordable housing any such development is likely to have an adverse impact on the BANP area travel plans. Is it possible to include a requirement for X amount of staff accommodation to be incorporated within every Y amount of residential provision?
7. There should be clarification of Affordable to rent or Affordable to buy.
8. It should be remembered that age demographics are constantly evolving. Perhaps a more pragmatic decision process is required based on the demographic situation as it changes year to year.
9. Agree entirely except for point 3. Retirement developments should NEVER be prioritised over affordable housing for locals and young people. Bridport has more than enough retirement flats already, and our health services already cannot meet demand.
10. Not sure whether there is a need to replace “Demonstrate a proven need” with “Be subject to a proven need” the latter appears to be rather prescriptive. The text “Be given less priority than Affordable Housing...” may not accord with the NPPF or the emerging Dorset Local Plan in terms of providing housing to meet “the needs of those who wish to live and work in Dorset”.

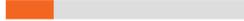
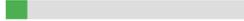
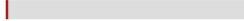
Q9 It is proposed to include additional community facilities to the BANP Policy CF1 (Community Facilities chapter). The list of Community Facilities now includes: "Assembly Rooms, British Legion Hall, Masonic Hall". These Community Facilities were added as a result of community consultation.

Answer Choices	Responses	
Strongly agree	 39.81%	43
Agree	 37.04%	40
Neither agree or disagree	 20.37%	22
Disagree	 1.85%	2
Strongly disagree	 0.93%	1

Sample comments

1. Valuable local venues.
2. I agree that the additional facilities should be included, there are also many other Community Facilities available both commercially and socially/charitably managed.
3. Location of Community facilities important as it integrates populations.

Q10 BANP Policy L1 (Landscape chapter). The text, concerning Green Corridors, Footpaths, Surrounding Hills and Skylines now reads: "1. Proposals must preserve and enhance the natural beauty of the Dorset National Landscape: 2. Proposals that do not preserve and enhance the Dorset National Landscape will be refused".

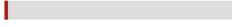
Answer Choices	Responses
Strongly agree	 69.09% 76
Agree	 20.00% 22
Neither agree or disagree	 9.09% 10
Disagree	 0.91% 1
Strongly disagree	 0.91% 1

Sample comments

1. It is imperative we protect our UNESCO natural beauty sites. It would also be prudent to explore the use of green space for sustainable local community food production in a cyclical way that benefits the local wildlife.
2. There should be standards for the environmental friendliness of developments as well as architectural standards.
3. Do hope so. The area is already being eroded by current building & sadly people who come in & grubbing out hedges for fencing & turning front gardens into undraining paving.
4. It is vital that the revised Plan adopts the current (changed) nomenclature.
5. I am concerned about reference to skylines. We should support wind energy on our hills and seek to build upwards in parts of our town rather than outwards across the countryside.
6. Recent developments have not taken this into consideration eg Vearse farm. There will be as many houses as possible crammed onto that site, whether they are affordable, unaffordable public or private, once the developers squeeze them in, the environment is changed forever.

Q11 BANP Policy L2 (Landscape chapter). The text, concerning Biodiversity now reads: "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. 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. 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 different areas of habitat, providing green roofs, green walls, street trees or sustainable drainage systems. "

Answer Choices	Responses
Strongly agree	 60.00% 66
Agree	 28.18% 31
Neither agree or disagree	 8.18% 9
Disagree	 1.82% 2
Strongly disagree	 1.82% 2

Sample comments

1. Wording seems strange, "developments over 5m", what does this refer to, height?
2. All new developments should protect the local water courses from pollutants, include SUDS, reduce hard surfaces and not create further flood risks.
3. Para 3, delete "encouraged to consider" replace with "required to".
4. Item 2 'should be avoided' should be 'must be avoided'.
5. 3 is poorly written, I think the word "or" after "5 metres" ought to be "and".
6. "Where feasible", "developers are encouraged" are terms which commercial developers will ignore, and which will be unenforceable. Similarly, "consider creating" is likely to be ignored. Is the 5m reference to height? What constitutes a safe route for hedgehogs?
7. BNG gains often hard to achieve on site. Council must promote off-site credits by making land available.
8. Whilst this should apply to new developments of properties, it should not apply to minor works to existing properties.
9. Largely agree. But developers shouldn't just be "encouraged" to do this - they won't. It needs to be part of planning permission, and enforced.
10. Appears to be in accord with NPPF Sec15 Conserving and enhancing the natural environment and recent ministerial statements on Biodiversity Net Gain.

Q12 BANP Policy L3 (Landscape chapter). The text, concerning Local Green Spaces now reads: "Riverside Corridor, new 2025". Area N in list has been amended so that Peter Foote Play Area replaced with a new, larger area called Riverside Corridor.

Answer Choices	Responses		
Strongly agree		38.89%	42
Agree		37.04%	40
Neither agree or disagree		23.15%	25
Disagree		0.93%	1
Strongly disagree		0.00%	0

Sample comments

1. Important for children.
2. Wonderful inclusion.
3. BANP Objective 8 is to protect existing community facilities. The removal of a Green Space designation is not particularly welcome unless it has been as a result of local community consultation. The additional designation of “Riverside Corridor” is in accord with BANP Objective 9.

Q13 BANP Policy D9 (Design for Living chapter). The text, concerning Environmental Performance of buildings now reads: "g) Designing homes to meet Building Regulations Part M4(2) category 2: Accessible and Adaptable dwellings.". M4(2) is about buildings having 'reasonable provision to access and use the facilities', but it focuses more on people with differing needs, such as older or disabled residents.

Answer Choices	Responses		
Strongly agree		34.26%	37
Agree		42.59%	46
Neither agree or disagree		21.30%	23
Disagree		0.93%	1
Strongly disagree		0.93%	1

Sample comments

1. Should 'disabled residents' be amended to emphasise 'residents with restricted mobility or other disabilities'
2. Care of older people helps us all.
3. As referred to under 3. Climate Change there is a potential conflict between CC & Design policies.

Q14 Concerns you have regarding the review of the Bridport Area Neighbourhood Plan, including details of any issues you feel are not being addressed by the revised Bridport Area Neighbourhood Plan.

- The recent 2025 Local Plan Options Consultation states under 2.2 Strategic Priorities: “Housing, including accessible and affordable housing, will be provided across the plan area to meet the needs of those who wish to live and work in Dorset.” Which includes retiring incomers to Bridport whom it is noted, on page 5, contribute to local community groups. (Which includes the Town Council).
The DC Consultation papers indicated the requirement for many more development sites (2251 dwellings) being required around the NP Area to meet the Govt Housing Requirement for a 5-year supply. Further work is being undertaken with SYMO4 (372 homes) having since been withdrawn. The 2024 Annual Position Statement (APS) giving a 5.2 yr supply expired on 31st October 2025. The DC 2025 Position Statement reduced the supply of deliverable sites equivalent to 2.53 years with potential significant effects on planning decisions.
- Page 7 of the introduction to the revised BANP refers to consideration having been given to the Dorset Council Local Plan Options Consultation (2021) and Site Options Consultation (Aug 2025) the latter being appendix A to the above Local Plan Options Consultation (Aug 2025), which itself referred to the requirement for “a step change in approach”.
There is little direct reference to the 2025 Local Options Consultation paper itself but much to its Appendix A Opportunity Sites For Housing incorrectly referred to as Site Options Consultation (Aug 2025) as above. Potentially confusing since there is an AECOM document entitled: Site Options Assessment report Aug 2025.
- The independent AECOM Final Housing Needs Assessment (HNA), whilst being in accord with the 2024 NPPF, pre-dated the recent Dorset Council Options Consultation and understandably was influenced by the Council’s 2024 Strategic Housing Land Availability Assessment (SHLAA). However it is now out of step with the most recent proposals.
The AECOM 2025 Bridport Area HNA recommends at 8.1.3: BTC & SPC should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Dorset Council or any other relevant party and review the BANP accordingly to ensure that general conformity is maintained.
- The separate AECOM Site Options Assessment Report was published in Aug 2025 contemporaneous with the publication of the Dorset Council Options Consultation. The former having been written prior to the latter’s publication. AECOM recommends at 3.1: Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan. These matters are not fully addressed in the revised BANP but will require action in the coming months and years.

- It is unclear from page 101 “What’s Next” when the revised BANP is likely to be “Made”.
- I would have also suggested that provision is made for “Park Homes” they have an extremely low build cost in comparison to any other build. They are affordable housing for all young and very old to buy and own. They create immediate communities of people, they are not for second homes or rentals. Their Eco footprint is lower than any foundation built property. Think of them as homes for all ages and families.
- I am concerned about any more large developments in our area. They are never affordable for local people and will just end up being homes for people who sell their properties in the cities. The town is growing too quickly and I am concerned that it will lose its character. There is already not enough parking for local people and encouraging more people is just going to make it worse.
- I’m generally concerned that the vibrancy of the town be enhanced, natural habitats be preserved and provided and that the landscapes be protected. Climate resilient towns matter. Food resilience matters. Social inclusion matters. Investments in social hubs and points of diverse connection matter.
- Public services and road infrastructure are not being highlighted enough. Building the right kind of houses, in the right places, with adequate facilities including roads, sewerage, doctors, dentists, school places, car parking, shops and public green spaces need enhancing. Clumsy nonsensical development will compound the problems around homelessness for our local residents and those that wish to live in the local community. This is a tipping point and it needs consideration for the environment, both human and natural, to co-exist harmoniously.
- I do not feel there is adequate reflection of the needs of younger adults.
- I wonder if some of the redevelopment associated with the “arts quarter” will result in the loss of Bridport keeping the artist community of Bridport for which it is known for. I acknowledge that housing is required but at what cost?
- The loss of banking and post office facilities within the BANP could have been referenced together with its impact on travel plans. At a time when mental health and well being has become more prominent during the review period, the importance of support groups, together with the role of churches, could have been identified as an item requiring/deserving support.
- It would be helpful to see more provision of electric car chargers, air source heat pumps and solar on roofs of unlisted buildings, battery storage and use of permeable surfaces for parking instead of hard standing.
- My main concern with all current or future housing plans for Bridport is that they are sufficiently supported by enhanced facilities including, shops, parking, doctors, dentists, MIU and other health care facilities, schools, nursing/care homes, and ensuring access to and around the town centre

- is managed efficiently. There are already congestion issues in town which will only get worse once Foundry Lea is inhabited.
- Lighting issues to be addressed especially Vearse Farm and unsold properties, concerned about retirement complexes, loss of car parking and green spaces and consequently tourism impact.
 - As well as affordable housing, employment opportunities are key to keeping younger people in the Bridport area so why haven't sites for expanding the employment base been designated - for example adjacent to the Gore Cross site?
 - Regarding housing, the anti-coalescence areas identified are crucial to prevent urban sprawl and they should be given greater priority in the criteria used to assess any developments.
 - To develop Bridport as a town. A more diverse range of businesses and industries should be attracted to the town, which currently relies heavily on hospitality which is subject to seasonal demand.
 - There is nothing in the plan about social housing. "Affordable" housing is only affordable if the rent is within the LHA; can the council confirm that they will be using this definition of "affordable" rather than the government one of 80% of market value? Can the council also confirm that genuinely affordable housing will be prioritised in all future housing developments? There are already plenty of unaffordable houses to buy and rent here; what does the council intend to do about the large number of local households in emergency and temporary housing, in unsuitable, insecure and unaffordable rented properties, and on the DCC waiting list?

3.6 Post Regulation 14 Consultation analysis

Following assessment of the Regulation 14 consultation responses the BANP Steering Group undertook further work to make necessary text changes or amend errors.

Sources of evidence drawn upon by the neighbourhood plan groups are listed and where available online provided as downloads at:

<https://www.bridport-tc.gov.uk/projects/bridport-area-neighbourhood-plan-evidence/>

3.7 Notes from Steering Group meeting after consultation

Notes from BANP Steering Group

15th January 2026, Mountfield

Present: Phyllida Culpin (Chair), Jim Tigg, Glenn Crawford, Sal Robinson, Dave Dixon and Caroline Pearce

1. **Apologies:** Raja Jarrah, Paul Everall and Symondsburry pc
2. **Declarations of Interest:** None

3. Regulation 14 Consultation Responses: To consider response and agree actions ahead of the JCC meeting scheduled for January 28th 2026.

This considered the Analysis Paper, Public consultation summary, the Dorset Council response and the CG Fry response.

Thanks were given to Dave Dixon and officers for the work done in the consultation and preparing the amendments for the JCC. Dave highlighted:

1. Reg 14 becomes reg 15 doc to be submitted to Dorset Council. If we change or add anything material it would have to go back to consultation.
2. We need to demonstrate that any amendment comes from a comment or corrects an error. We must reiterate this to JCC.

We will be submitting a report on the public consultation.

Detailed response:

Dorset Council (DC) have given a very detailed and useful list of amendments and made an interesting point asking whether we wanted to go ahead based on the NPPF 2024 or delay until summer when new guidance issued. The Steering Group felt that we are working to a programme and it is likely that the Government would confirm the wishes of the BANP. Having an up-to-date document in the public domain is helpful.

Recommendation: that we carry on to Regulation 15 submission.

Policy **CC1**: DC queried where this information came from. DD advised it was from the Roadmap to New Zero. Embodied carbon is not referenced. NPPF 163 states “the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts” which covers this.

Policy **CC2**: Fry proposed the wording to ‘encourage’. Change this top line to ‘Developers of new developments are encouraged to meet high level of energy efficiency’ but retain a) and b).

Policy **AM6**: Agreed to include DC suggestion. Propose we put a definition in about affordable housing to help public understand what is meant. Throughout document we should refer to ‘affordable housing’ but in the case of bus station the wording should be “affordable housing preferably at social rent levels”. No need to include extra map.

Policy **EE1**: Amend text so that EE1 is more than the sites referenced as it is other sites as well.

Re: DC query about allowing policy flexibility for non-key employment sites. Suggesting that as NPPF and the emerging Local Plan provide for flexibility the BANP will be in conflict if it does not stipulate the same flexibility on change of use. SG believes it is important to retain both strategic and non-key employment areas. SG recommends not introducing flexibility statements.

Policy **EE2**: DC have requested we define live work as they say it is ambiguous. Suggest ‘Live work combines residential living space with integrated commercial or studio areas in a single unit’.

We can check with Paul Hartmann about whether the geographical area should include the rural estates in their parish. We would not want heavy industrial use.

Policy **H1**: The AECOM report is more favourable to developers but should be seen side by side with supplement. We do not want to dismiss the report and we do not have an issue with the conclusion. We need a standard terminology to use throughout the document and at the start it needs to be clear. Any definition should also appear in the relevant section. Glenn and Jim will look at the wording to go at the start of the housing section to clarify the meaning of HNA and HNA supplement, what affordable housing is and the arithmetic.

Policy **H1.1** The term ‘Development Plan’ includes Neighbourhood Plan so leave it as is. DD will double check this.

Policies **H2 and H3** will be sorted out by the definition.

Policy **H4**: amend to ‘suited to first time buyers’ rather than younger households which is discriminatory.

Policy **H5.1b** Extra care housing. Propose to strike the line “except for Extra Care homes where this restriction does not apply”.

Policy **H3.3** Strike the line ‘be given less priority than Affordable Housing except where the sheltered or retirement homes may be, in themselves, affordable.’

Policy **H7**. Unchanged.

Page 52: remove the words ‘mixed use’

Policy **CF1** – accept DC’s suggestion and amend

Heritage – DD to look to include anything in the Conservation Officer’s suggestions that are non-material. We cannot change much without it going to consultation again.

Policy **L1**: change the word preserve to conserve in L1.1 and 1.2. Change policy name to ‘Development in the National Landscape’ and check with Dorset National Landscape team that is correct. Also to check about Green Belt policy as we don’t have green belts in the area.

Policy **L2 and L3**: DD to seek advice and amend wording as appropriate.

Further actions:

- Swap photo of West Cliff in Symondsburry section.
- Ask Paul Fuszard if he could double check Glenn’s figures in the spreadsheet
- Recommend that the JCC pass on formal thanks to Nick Cardnell of DC Planning from Bridport TC and Symondsburry PC for all the work he has done and in ensuring officer input from other teams.

3.8 Amendments following Regulation 14 Consultation

The Regulation 14 consultation on the revised Bridport Area Neighbourhood Plan (BANP) closed on 30 December 2025. The BANP Steering Group met on January 15th to consider all the consultation responses and propose amendments to the Regulation 14 document. This paper sets out the proposed amendments.

Dorset Council Response to Regulation 14 Consultation

Dorset Council have reviewed the rationale presented in the revised BANP regarding the scale of changes within the Plan and agree that the proposed changes are ‘Material modifications which do not change the nature of the plan’. From Dorset Council’s perspective the BANP can go forward and be subject to Examination, and subject to the view of the Examiner, should not require a referendum.

On the 16 December 2025 the Government published an open consultation on the National Planning Framework: Proposed changes to the Planning system. The consultation is due to run until 10 March 2026. Dorset Council think that the JCC can continue with the preparation of BANP in accordance with the December 2024 version of NPPF. The caveat here is that when the new NPPF is published, its policies could supersede policies in BANP if there is any inconsistency.

The JCC discussed whether to proceed with the review given the forthcoming new NPPF. As there is no guarantee of publication date, it was felt prudent to proceed and submit for examination as soon as possible.

Amendment	Action
Page 23 – West Cliff no longer part of Symondsburry Parish	Replace West Cliff image with another from Symondsburry Parish
On several occasions throughout the document the Neighbourhood Plan makes reference to an earlier version of the NPPF and it is recommended these are updated.	Check through BANP and make amendments to NPPF references: On page 49, NPPF para 57 is quoted. This paragraph is now 59 and the quote slightly longer. On page 69. NPPF para 172 is quoted. This paragraph is now 189 and reference to AONBs should be updated to National Landscapes. On page 73. Table 1 refers to NPPF, Para 77. This paragraph is now 107. On page 65. The blue box refers to NPPF 2018 and should read NPPF 2024.
Page 31 - Policy CC1 Publicising Carbon Footprint Dorset Council requested justification for inclusion of ‘whole-life’ carbon footprint development proposals in the revised BANP.	Revise supporting text to reference source, replace para 5 pg 31 text with: NPPF paragraph 163 is clear, “ <i>the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.</i> ” This revised neighbourhood plan calls for significant development to undertake whole-life carbon assessments (WLC) so that the construction industry can assess and then control both embodied and operational carbon emissions. Revise Policy CC1 to read: Publicising Carbon Footprint Applicants should seek to minimise the whole-life carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated whole-life carbon emissions of the proposed development.
Policy CC2 Energy and Carbon Emissions It is appropriate only to encourage development proposals to exceed Building Regulation Standards. With the new Future Homes Standard expected in 2026 it would not be appropriate to require development to exceed the tests already set out in building regulations. (C.G.Fry)	Amend wording of Policy CC2 to better reflect Future Homes Standard: Policy CC2 Energy and Carbon Emissions New development is encouraged to achieve high levels of energy efficiency, including by: a) Exceeding the target emission rate in the Future Homes Standard for dwellings. b) Meeting the relevant design category of Buildings Research Establishment BREEAM building standard “Excellent” for non-residential development.
Policy AM6 We support the proposed modification, as it does not alter the main objective of retaining and enhancing the site’s primary use as a transport hub. However, we recommend that Policy AM6 include a specific reference to safeguarding a walking and cycling link through the bus station to connect Foundry Lea with Tannery Road and the St Michael’s Trading Estate redevelopment.	Amend to include reference to safeguarding walking and cycling links through the Bus Station to connect Foundry Lea with Tannery Road and the surrounding St Michaels Trading Estate. (See revised text below).
Policy AM6 criteria b and c What would be useful in this policy is to understand what optimisation means for the community of Bridport. For example, are there restrictions in height or density	Amend Policy AM6: affordable preferably social rent as proposed by Dorset Council. Transport Hub Proposal

<p>that should be adhered to or is it simply as much as possible without impacting on neighbours, heritage assets, trees and the existing transport interchange? Further information in the policy or supporting text would be useful. The provision of social rent housing could be given further detail. It could be stated in the policy if there is a desire to maximise the social rent in any future scheme or if there is a tenure type or design requirement for these units. The wording of point (c) could be clearer, identifying that the transport hub is to be the priority as set out by the introduction to the policy. If this is a design requirement then suggest rewording something along the lines of 'The transport hub should successfully integrate with the surrounding area in terms of design facades, heights, layout and connections with the surrounding area...'. A further point (d) could then be added which seeks to deliver wider benefits to residents and visitors through shared amenity space and a high-quality public realm improvement's, to be agreed through a landscape strategy. Any strategy should include specific details on what public realm improvements should be included such as trees or planting.</p>	<p>Any proposals for the redevelopment of Bridport Bus Station (see Map 3) and the land immediately around should retain and enhance its primary use as a transport hub and</p> <p>a) demonstrate how development will relate to the wider Bridport context, with specific reference to safeguarding walking and cycling links through the bus station to connect Foundry Lea with Tannery Road and the St Michael's Trading Estate redevelopment, and with the town centre and</p> <p>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 with regard to the provision of affordable housing, preferably at social rent levels and</p> <p>c) enable the successful integration of the Bus Station with the surrounding area in terms of design facades, heights, layout and connections delivering a high-quality public realm with wider benefits for residents and visitors.</p> <p>Development proposals for the Bus Station site that do not accord with this policy will not be supported.</p>
<p>Policy EE1 Draft Policy EE1 of the neighbourhood plan supports safeguarding two identified existing employment sites and follows a similar approach to Policy ECON2 of the adopted West Dorset and Weymouth & Portland Local Plan. However, it makes reference to B1 uses which were replaced by the new Use Class E on 1 September 2020. Use Class E encompasses a broad range of commercial, business and service uses. Uses previously defined in the revoked Class B1 are now covered by part E(g). We note that draft policy EE1 is supported by additional text that makes reference to an identified need to "ensure protection to employment sites that can or do provide flexible, small-business workspaces and shared workspaces, ensuring affordable and adaptable spaces." The Old Timberyard in West Bay is provided as a specific</p>	<p>Amend reference to Business Use Classes replacing B1 with Class E</p> <p>POLICY EE1 Protection of existing employment sites. The Old Laundry and East Road trading estates in Bridport are important employment sites (see Map 4 for their location and extent). Applications for Class E, B2, B8 and similar uses will be supported subject to proposals not having a significant adverse impact on surrounding land uses.</p> <p>Include Definition Box on Page 45 setting out definitions of:</p> <p>Live/work units in UK planning are often 'sui generis' (unique), combining residential (C3) and business (Class E) uses, requiring specific planning permission with conditions on usage ratios, as they aren't standard dwellings, allowing flexibility for home-based professionals but needing genuine work to avoid being solely C3. They blend a home with a dedicated workspace (office, studio, light industry) within the same property. Planning permission usually imposes conditions, such as a minimum percentage for work, restrictions on employees, or limitations on client visits, to maintain the 'live/work' nature.</p>

<p>example. However, policy EE1 itself does not appear to be modified and as currently worded would only apply to The Old Laundry and East Road trading estates in Bridport.</p> <p>We are unclear on the purpose of the additional text. Is it the intention to extend the safeguarding approach of draft policy EE1 to additional sites?</p> <p>We would highlight that NPPF encourages making effective use of land, including allowing alternative uses where employment sites are unlikely to come forward for their allocated use. Similarly, Policy ECON3 of the adopted local plan includes flexibility to allow for alternative uses on non-key employment sites where justified. If EE1 is intended to propose additional stricter protection to more/ all employment sites without flexibility there may be potential conflict.</p>	<p>Non-key employment sites typically refer to business locations in former industrial buildings, like warehouses or smaller industrial units but not designated as strategically vital for major economic growth. Often they are 'mixed use' sites that are crucial for local jobs but smaller in scale than designated, strategic sites development areas. In a Planning Context it is important to identify and protect these sites (e.g., as Locally Significant Industrial Sites or LSIS) to ensure ongoing business space.</p> <p>Re Flexibility to allow alternative uses of non key employment sites. The Steering Group accepts that there is the potential conflict with ECON3 Dorset Local Plan. From the Steering Group point of view the key requirement is to protect a range of work spaces.</p>
<p>Policy EE2 It is unclear what types of new and small businesses are supported under Policy EE2 in terms of planning use classes, or whether there are any restrictions relating to location or potential impacts. If other policies in the plan address these matters, it would be helpful to signpost them within the supporting text to provide clarity and avoid ambiguity. For example, would this policy potentially support a broader range of uses on identified key employment sites than the adopted local plan would permit? Would it support development in unsustainable rural locations?</p>	<p>Add Definition on page 46:</p> <p>A micro business is generally defined as the smallest type of enterprise, typically having fewer than 9 employees with a low annual turnover/balance sheet and low energy usage. Essentially focusing on very small scale operations like sole traders, freelancers, or businesses with just a handful of staff</p>
<p>Policy EE2 Live/Work While policy EE2 supports co-working hubs and live-work spaces it does not define them. The live/work phrase in particular is ambiguous and open to interpretation.</p>	<p>Definitions added (see above).</p>
<p>Housing</p> <p>Respondents question the relationship between the AECOM Housing Needs Assessment and the subsequent HNA Supplement document.</p> <p>Respondents are unclear about the meaning of the housing terms used in BANP; e.g what is understood by the</p>	<p>The Bridport Area HNA Supplement has been edited to improve the structure and strengthen the evidence and legitimacy. Supplement v.2 will be added to the BANP Evidence Base.</p> <p>Insert new paragraph on page 4 before heading 'An Ageing Community, explaining about the Housing Needs Assessment. It clarifies how we have revised policy based on the "latest HNA".</p> <p>Housing Needs Assessment:</p>

<p>term Affordable housing or, social rent housing etc</p> <p>*NB we seek to use “the latest HNA” throughout the document to give the HNA Supplement the policy support required and to future proof BANP policies should a revised HNA be undertaken.</p>	<p>A Housing Needs Assessment (HNA) collects information related to an area’s population and the way in which it is expected to change, and translates this into the sizes and types of tenancy of housing which would be most suitable. This provides a forecast of the need within the Bridport Area for a range of homes (open-market, affordable, retirement, etc.) in terms of number, types and mix. Forecasts are based on ONS data and trend analysis. Consultants AECOM were commissioned to update the 2019 HNA for the Bridport area, and this was completed in 2025.</p> <p>Based on existing trends and forecasts, some of its findings assumed a future population comprising a continued increased proportion of elderly people, with a rider [para 5.3.3] that should the community feel that this was not in their best interest then an intervention to amend the housing mix would be appropriate. This additional research was done and resulted in the Bridport Area HNA Supplement”, also completed in 2025. While the background information and data of the AECOM HNA are relevant, the Supplement HNA is the principal reference for the revised BANP policies around housing, especially sizes and types of tenancy.</p> <p>Search and correct references to HNA* The acronym HNA does not appear in the updated BANP. Sometimes it is just ‘Housing Needs Assessment’ sometimes ‘Housing Needs Assessment and its Supplement’ Use the term “latest HNA’ in all references to the HNA.</p>
<p>Insert Page 50/51 a Definitions Box setting out UK Government definition of Affordable Housing:</p>	<p>Add definition box: Affordable housing in the UK refers to homes for sale or rent priced below market rates for those whose needs aren't met by the open market.</p> <p>Key Types of Affordable Housing:</p> <ul style="list-style-type: none"> • Affordable Rent: Capped at 80% of local market rents; • Social Rent: Set by a national formula, often around 50-60% of local market rents, offered by councils and housing associations; • Intermediate Housing: Rent or sale options between social and market rates, including discounted home ownership. • Shared Ownership: Buy a share (e.g., 25-75%) and pay subsidised rent on the rest, reducing initial deposit and mortgage needs. • Rent-to-Buy: A scheme to help renters eventually buy their home. <p>Eligibility depends on local incomes and house prices, requiring proof you can't afford market-rate housing, often with income caps (e.g., under £80,000) and demonstrating local ties.</p>
<p>Policy H1 It would be preferable for the policy to require that development proposals reflect the available evidence unless it can be demonstrated that an alternative approach is more appropriate, for example for site specific or viability reasons. (C.G.Fry)</p>	<p>Retain revised text as clarifications elsewhere address this issue.</p>
<p>Policy H4 Policy H4 has been amended with a new tailpiece expressing a preference for smaller low-cost homes and</p>	<p>Amend Policy H 4.1:</p> <p>H4.1. To ensure a balanced community, major housing applications will contain a mix of housing types and sizes to meet</p>

<p>opposition to developments proposing homes with mainly 3 or more bedrooms (although the Policy wording is a little clumsy in this regard). The suggestion that sites providing mainly 3+ bedroom homes should not be supported is unfounded and unjustified given that all age groups shown below occupy a high percentage of 3-bedroom homes. Part 1 of Policy H4 already considers the need for development to contain a mix of housing types and sizes to meet a range of needs. Part 2 of Policy H4 therefore contradicts the first part of the Policy by stating that developments offering mainly 3-bedroom or greater properties will be opposed. (C.G.Fry)</p>	<p>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.</p> <p>H4.2. To help shape a balanced future community, developments of smaller, lower-cost homes suited to first time buyers will be strongly preferred. Developments offering mainly 3-bedroom or greater properties will be opposed,</p>
<p>Policy H5 Criterion 1 We welcome the Housing Needs Assessment's reference to our Extra Care Housing (ECH) strategy and its recognition of Housing with Care as a priority. However, we note the proposed exclusion of ECH from the accessibility requirement. "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, except for Extra Care homes where this restriction does not apply." This appears inconsistent with our strategy, which identifies proximity and ease of access to local services as important for ECH residents.</p>	<p>Accept this is an error.</p> <p>Propose to amend Policy H5.1b) amended as follows:</p> <p>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. except for Extra Care homes where this restriction does not apply.</p>
<p>Policy H5 Criterion 3 while a mix of housing tenures is desirable, local or national policy does not seek to 'prioritise' one form of tenure over another.</p>	<p>Based on Dorset Council's advice the Steering Group acknowledge that the revised Policy H5.3 is unlikely to pass the examiner and therefore we propose it <u>be</u> deleted. "Priority 3. Be given less priority than Affordable Housing except where the sheltered or retirement homes may be, in themselves, affordable."</p>
<p>Policy H7 Self and Custom Built Homes There is no evidence on which to base encouragement for the inclusion of 4% or any other % of serviced plots on major schemes. (C.G.Fry)</p>	<p>Retain revised text as was in the original BANP.</p>
<p>Policy CF1 Protection of Existing Community Infrastructure The policy could be strengthened by seeking to ensure that point 2 is explored in full prior to any application being submitted for a change of use. The policy could require advertising periods for the sale or rent of the unit prior to an application for the loss of the community facility. A suggestion of 12</p>	<p>Strengthen Policy CF1 to read:</p> <p>"Where existing facilities are no longer viable alternative community use should be explored in full prior to any application being submitted for a change of use."</p>

<p>months for example with evidence submitted with any application.</p>	
<p>Heritage Chapter No revision was proposed in the Regulation 14 consultation but DC have raised issues that could be addressed by deciding to include revision: The text in the blue box on page 66 is considered relevant to the overall heritage section and not just non-designated assets. We recommend that this policy text is repositioned to reflect relevance to all heritage. A statement regarding the conversion and adaptive reuse of designated and non-designated heritage assets and the protection of historic fabric and special architectural character and appearance. A statement supporting a commitment to sustainable measures in maintaining designated and non-designated assets within the context of addressing the challenges of climate change. A statement supporting a commitment to the long-term, sustainable protection of historic buildings, sites, and structures from harm. A statement regarding a commitment toward heritage-led development/ regeneration. Inclusion of identifying the value of non-designated assets and the process / criteria for their identification.</p>	<p>As the Regulation 14 consultation for the revised BANP did NOT include any revision to the Heritage Chapter it would be problematic to now introduce changes without first having included them in the community consultation.</p> <p>As worthy as the amendments might be, the Steering Group recommends leaving any changes until a full review of BANP.</p>
<p>National Landscapes (formerly AONBs) require amendments to BANP text Pg 69 para 1 and 3</p>	<p>Replace second sentence para 1 with: "NPPF 2024 (para 189) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, and that the scale and extent of any development in these areas should be limited." Add Dorset National Landscape Management Plan 2026-2030 to the listing. The new management plan was approved in December 2025.</p>
<p>Policy L1 Agree. Update reflects name change to 'National Landscape' designation. (DC) Policy L1 is a general policy relating to development in the National landscape (NL) and as such its title is misleading. At 1. and 2., Policy L1 applies incorrect tests for development in the NL and is not, as claimed in the Basic Conditions Statement, compliant with the National Planning Policy Framework 2024 (NPPF). (C.G.Fry)</p>	<p>Consider re naming Policy L1 to better reflect intent to conserve and enhance the Dorset National Landscape and remove ambiguity re green corridors and footpaths. Suggest either: 'Green Corridors, Surrounding Hills and Skyline' or 'Development in the Dorset National Landscape'.</p> <p>Amend text L1.1 and L1.2. to better align with national landscape designation: Replace 'preserve' with 'conserve'.</p>
<p>Policy L2 criterion 1 'Where feasible developers are encouraged to seek biodiversity gains above 10%' - This may need clarification to explain what is</p>	<p>Amend final sentence L2.1 to remove 'where feasible' so sentence reads "Developers are encouraged to seek biodiversity gains over and above the 10% mandated by government."</p>

<p>meant by feasible. The asterisked text regarding exemptions should be removed or modified to say 'Exemptions from the requirement will apply to those applications set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024' as the current text does not cover all legally allowed exemptions.</p>	<p>Amend asterisked text to read 'Exemptions from the requirement will apply to those applications set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024'</p>
<p>Policy L3 The wording of point 2 could be refined as inappropriate development has not been defined and is slightly ambiguous. The suggestion in the NPPF is to be in line with Green Belt policy.' Extended site N meets NPPF, para 107 criteria and can be supported.</p>	<p>Either retain existing text or accept DC amendment: 'Any development proposals in areas designated as Local Green Spaces will be determined in accordance with the national policy for Green Belts.'</p>
<p>Green Corridor Management On page P69, the term 'green corridor' would not normally refer to footpaths, but to linear green infrastructure features which (along with 'stepping stone' fragments of habitat) link larger areas of wildlife habitat, regardless of their public accessibility or designation as a right of way. I wonder if public access (along 'corridors' such as rights of way) is being conflated with the ecological meaning of the phrase 'green corridor' and would suggest this should be clarified in the policy supporting text. Additionally, the title of Policy L1 refers to green corridors, but these are not addressed in the policy or its supporting text.</p>	<p>Re word paragraph on Green Corridor management to better align with DC Local Nature Recovery Strategy. Proposed amendment to read: "The term green corridors refers to the network of green spaces and linkages that are important biodiversity assets. The Dorset Local Nature Recovery Strategy (2025) identifies key pressures and opportunities for nature recovery in the wider Bridport Area. As such, the green infrastructure network will be given significant protection from development".</p>
<p>Biodiversity Net Gain The supporting text covers BNG and bird conservation, with no explanation of how these two subject areas are linked. Perhaps the policy supporting text needs a sentence explaining this approach - it may be that the policy only focuses on issues felt to be particularly important to Bridport, or that aren't covered in the adopted local plan?</p>	<p>Retain existing Policy and text and consider DC suggestion to separate habitat and species policies at full review.</p>

Appendix 1 – List of JCC and SG members

BANP Joint Councils Committee membership October 2025		
Cllr Bridget Bolwell	(Chair)	
Cllr Jonathan Bourbon	Bridport Town Council	
Cllr David Bolwell	Bridport Town Council	
Cllr Paul Hartmann	Symondsburry Parish Council	
Cllr Patrick Mooney	Bridport Town Council	
Cllr Kelvin Clayton	Bridport Town Council	
Community Steering Group membership 2025		
Phyllida Culpin	Chair	
Jim Tigg		
Glenn Crawford		
Raja Jarrah		
Sal Robinson		
Paul Overall		

Appendix 2 – Example of notice sent to statutory bodies

Dear Sir

Please find the links below with details of the proposals for a neighbourhood development plan modification.

Consultation Documents:

The [Strategic Environment Assessment screening](#) report;
[Basic Conditions Statement](#) (revised Oct 2025);
[Modifications Statement](#).

The first review – [Regulation 14 consultation document \(the Neighbourhood Plan Review\)](#)

The BANP evidence base has been updated to include all new documents considered as part of the BANP review process – see: [Bridport Area Neighbourhood Plan Evidence – Bridport Town Council](#)

I attach the press release which went to Bridport News and Dorset Echo and an article for Bridge Magazine which is freely distributed to all the houses in Bridport.

I also attach additional publicity for consultation events run by Bridport Town Council and Symondsburry Parish Council.

The neighbourhood development modification proposal may be inspected (with an accompanying display) at the following locations;

- Bridport Library, South Street
- Bridport Town Council reception, Mountfield, Rax Lane
- Tourist Information Office, Bucky Doo Square, South Street

There is an online survey which is also available in paper format. The [online response form is here](#) and is open until **30th December 2025** or comments can be emailed to: enquiries@bridport-tc.gov.uk

Natural England, Historic England and the Environment Agency have been sent the review and Strategic Environment Assessment screening report for comment.

It has also been sent to the bodies outlined in m) - q) Schedule 1 [The Neighbourhood Planning \(General\) Regulations 2012](#) including relevant community groups, religious groups and the business chamber. There was also a briefing via the Bridport Local Area Partnerships which goes out to all groups in Bridport and Symondsburry.

Have your say on the future of Bridport and Symondsburry

Back in 2019, Bridport Town Council and neighbouring parishes worked together to create the Bridport Area Neighbourhood Plan (BANP) — a shared vision for how our area should grow and develop.

The BANP helps decide where new homes and businesses should go, what they should look like, and how we protect our much-loved green spaces. If you have a look at planning application decision notices, you can see the plan referenced.

Five years on, it's time to take another look and make sure the BANP still reflects what local people want for the future. Sally Freemantle, Town Clerk, explains what this means: "The Bridport Area Neighbourhood Plan has always been an important document. When the town council responds to planning applications, it's essential to have policies that are truly local and relevant to our area. A dedicated team of volunteers has reviewed the BANP, and now it's your turn to comment. Your views will help make sure we can make strong, well-informed representations to the planning authority."

You might wonder why another consultation is needed if you've already had your say on the Dorset Draft Local Plan. The BANP is different: it focuses specifically on Bridport and Symondsburry, setting out locally shaped policies that reflect our community's priorities. It's also the most up-to-date planning document that councils will use when deciding on future development.

So, have we got it right for the future of our area? Do you agree with the direction the updated plan is taking? Your feedback really matters — the strength of the Neighbourhood Plan comes from local support.

You can find all the background documents and details here: www.bridport-tc.gov.uk/projects/neighbourhood-plan. And you can complete a short



survey (open until the end of December) online here: www.smartsurvey.co.uk/s/83Q87S

You'll find displays at Bridport Library, our offices at Mountfield on Rax Lane, and the Tourist Information Centre in Bucky Doo Square. You can also email us with questions at enquiries@bridport-tc.gov.uk.

Let's make sure the BANP continues to reflect the values and character of Bridport and Symondsburry

— together, we can help shape a bright and balanced future for our community.

*Caroline Pearce,
Project Manager,
BTC*



On the cover: Readers might well recognise our cover image of Mountfield as the work of Bridport illustrator Terry Whitworth, who has created sketches of many scenes across the town. Turn to page 15 for our interview with Terry to read about his career and inspirations.



Bridport Town Council

Published by Caroline Pearce · 17 December 2025 ·

Could you help us by answering a quick survey in your coffee break or lunch break today?

Bridport Area Neighbourhood Plan – Community Consultation

Five years ago, we developed the Neighbourhood Plan to help shape how Bridport and Symondsburry grow — deciding where development should happen, what it should look like, and how we protect our green spaces. A team have reviewed and updated the Plan to keep it strong and relevant — and we need your views!

You can complete the survey online:

👉 <https://www.smartsurvey.co.uk/s/B3Q87S/>

Find background documents here:

👉 <https://www.bridport-tc.gov.uk/projects/neighbourhood-plan/>

Displays are also available at Bridport Library, Mountfield offices (Rax Lane), and the Tourist Information Centre (Bucky Doo Square).

Let's make sure our Plan reflects the future we want for Bridport & Symondsburry — together.

Photo which is being used for the front cover taken by [Neil Barnes, Bridport & West Bay Photographer](#)



Your Town. Your Voice. Your Future.



Come and hear how our Bridport Neighbourhood Plan review shapes the next chapter of our community

The Bridport Area Neighbourhood Plan 2020-2036 has been a valuable resource for the local community and has been drawn on extensively in planning related matters. It is good practice to review neighbourhood plans every five years as plans older than five years risk carrying less weight in the development process. As part of the review process we ask for public comment.

Paper copies of review documents will be available in Bridport Library (South Street), Bridport Tourist Information Centre (Buckydoo Square), Bridport Town Council offices (Mountfield, Rax Lane) or at the Ward events below.



- **West Bay: Weds 12th Nov 6.30pm, Salthouse DT6 4HB**
- **Bothenhampton & Walditch: Tues 18th Nov 2-3pm, Bothenhampton Village Hall DT6 4BP**
- **Bradpole: Sat 22nd Nov 11am-1pm Bradpole Village Hall DT6 3JA**
- **Central: Tues 25th Nov 3pm WI Hall, North Street, DT6 3JQ**



To give us your views, please scan the QR code on the left with your smartphone camera and it will take you straight to the survey

To see the page explaining about the Neighbourhood Plan please scan the QR code on the right with your smartphone camera



www.smartsurvey.co.uk/s/B3Q87S/