

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
Climate Change (P31)		<i>NPPF paragraph 163 is clear, “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.” 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.</i>	Insert supporting text and include reference source to go alongside Policy CC1 amendment.
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 <i>whole-life</i> carbon emissions of the proposed development.	Update to bring policy in line with government guidance.

Policy CC2 Energy and Carbon Emissions	New development should aim to meet a high level of energy efficiency where achievable, by: a) Exceeding the target emission rate of Building Regulations Part 1 L2013 for dwellings. b) Meeting the relevant design category of Buildings Research Establishment BREEAM building standard “Excellent” for non-residential development.	New development is <i>encouraged to achieve</i> high levels of energy efficiency, including by: a) Exceeding the target emission rate in the <i>Future Homes Standard</i> for dwellings. b) Meeting the relevant design category of Buildings Research Establishment BREEAM building standard “Excellent” for non-residential development.	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.
Policy AM6 Transport Hub Proposal	a) Demonstrate how they will relate to the wider Bridport context, with specific reference to clear and convenient connections with the town centre and with surrounding adjacent areas and 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. c) Enable the successful integration of the Bus Station and any new buildings within its surrounding area, and deliver wider benefits to residents and visitors, such as access to shared amenity space and a high-quality public realm. Development proposals for the Bus Station site that do accord with this policy will not be supported.	a) demonstrate how development will relate to the wider Bridport context, with specific reference to <i>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</i> and 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 affordable housing, preferably at social rent levels and</i> c) enable the successful integration of the Bus Station <i>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.</i> Development proposals for the Bus Station site that do not accord with this policy will not be supported.	Amended to include a specific reference to safeguarding a walking and cycling link through the bus station. Amended to reflect findings from the AECOM Site Options Assessment and the jointly funded Feasibility Study for the Bus Station site and to understand what optimisation means for the community of Bridport. The provision of social rent housing was given further detail. The wording of point (c) was clarified, identifying that the transport hub is to be the priority as set out by the introduction to the policy and also the design requirement.
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 B1, B2, B8 and similar uses will be supported subject to proposals not	The Old Laundry and East Road trading estates in Bridport are important employment sites (see Map 4 for their location and extent). Applications for <i>Class E, B2, B8</i> and similar uses will be supported subject to proposals not having a significant adverse	It makes reference to B1 uses which was replaced by the new Use Class E on 1 September 2020. Use Class E encompasses a broad range of commercial,

	<p>having a significant adverse impact on surrounding land uses.</p>	<p>impact on surrounding land uses.</p> <p><i>Includes Definition Box on Page 45 setting out definitions of:</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	<p>business and service uses. Uses previously defined in the revoked Class B1 are now covered by part E(g).</p> <p>Supporting text in the chapter includes findings from Workspace and Business Needs Assessment 2025. Key findings were the need to protect a range of work spaces. Definitions of these added in.</p>
<p>Policy EE2 Provision for New & Small Businesses</p>	<p>EE2.2 Support will be given for developments on sites that provide for:</p> <p>a) Start-up businesses by enabling low cost facilities in cooperative clusters b) Working from home, enabling extensions and small new buildings. c) Enabling microbusinesses.</p>	<p>Support will be given for developments on sites that provide for:</p> <p>a) Start-up businesses by enabling low-cost facilities in cooperative clusters b) <i>Co-working hubs and live-work spaces.</i> c) Working from home, enabling extensions and small new buildings. d) Enabling microbusinesses.</p>	<p>Updated to reflect findings from the Workspace and Business Needs Assessment (2025).</p> <p>Definition added to clarify what types of new and small businesses are supported under Policy EE2 and to</p>

		<p><i>Definition added p46</i> 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>	clarify what live-work spaces mean.
Housing	Housing Needs Assessment	<p>The term “<i>the latest HNA</i>” is now used 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>Added in explanation (P4): <i>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. 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</i></p>	<p>One term used to clarify the relationship between the AECOM Housing Needs Assessment and the subsequent HNA Supplement document.</p> <p>Inserted 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><i>AECOM HNA are relevant, the Supplement HNA is the principal reference for the revised BANP policies around housing, especially sizes and types of tenancy.</i></p> <p>Added definition box (P48): <i>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.</i> <i>Key Types of Affordable Housing:</i></p> <ul style="list-style-type: none"> • Affordable Rent: <i>Capped at 80% of local market rents;</i> • Social Rent: <i>Set by a national formula, often around 50-60% of local market rents, offered by councils and housing associations;</i> • Intermediate Housing: <i>Rent or sale options between social and market rates, including discounted home ownership.</i> • Shared Ownership: <i>Buy a share (e.g., 25-75%) and pay subsidised rent on the rest, reducing initial deposit and mortgage needs.</i> • Rent-to-Buy: <i>A scheme to help renters eventually buy their home.</i> <p><i>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.</i></p>	<p>Definition box added to clarify the meaning of the housing terms used in BANP; e.g. affordable housing or, social rent housing etc</p>
Policy H1 General Affordable Housing Policy	H1.2 The affordable housing mix will be guided by the latest Bridport Area Housing Needs Assessment, and any subsequent change in demand for priorities of different sizes as recorded on the local authority's Housing Register	H1.2 The affordable housing mix will be guided by the <i>latest HNA</i> , and any subsequent change in demand for priorities of different sizes as recorded on the local authority's Housing Register	Just to clarify that any reference to the latest housing needs assessment also includes its supplement
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	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	This new exception is as a result of experience gained, e.g. at St Michael's Trading Estate where the applicant wanted

	quality and location differences are indiscernible.	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>	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 any subsequent changes to trends in household composition identified by the local planning authority.	<i>H4.1</i> 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 <i>latest HNA</i> , and any subsequent changes to trends in household composition identified by the local planning authority. <i>H4.2 To help shape a balanced future community, developments of smaller, lower-cost homes suited to first time buyers will be strongly preferred.</i>	Amended to reflect findings from the AECOM Housing Needs Assessment and Site Options Assessment (2025) with a new tailpiece expressing a preference for smaller low-cost homes.
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 development in the neighbourhood plan area or its closely surrounding parishes.	A new or extended <i>Sheltered, Retirement or 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>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.	Policy re worded and re structured in light of AECOM Housing Needs Assessment (2025).
Policy CF1 Protection of Existing Community Infrastructure	CF1.2 Where existing facilities are no longer viable alternative community use to meet local needs should be explored in the first instance	CF1.2 Where existing facilities are no longer viable alternative community use <i>should be explored in full prior to any application being submitted for a change of use.</i> Added: Assembly Rooms British Legion Hall Masonic Hall Hazelmead Common House	CF1 policy wording strengthened to ensure that point 2 is explored in full prior to any application being submitted for a change of use. Community Facilities added as a result of community consultation

Landscape - A Distinctive Landscape (P61)	The whole neighbourhood plan area is washed over by the Area of Outstanding Natural Beauty (AONB) designation. In line with NPPF 2019 paragraph 172 all development in the neighbourhood plan area should give “great weight...to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues”	<i>The whole BANP area is washed over by the Dorset National Landscape (DNL) designation. In line with NPPF 2024 paragraph 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”.</i>	Required amendments to text in line with NPPF 2024 (para 189) and update from AONB to DNL
Policy L1 Green Corridors, Footpaths, Surrounding Hills & Skylines	1. 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 conserve and enhance the natural beauty of the <i>Dorset National Landscape</i> by: 2. Proposals that do not conserve and enhance the <i>Dorset National Landscape</i> will be refused.	Update in line with renaming of landscape designation and term conserve used.
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	1. <i>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. 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. 3. <i>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</i>	Updated in line with new Biodiversity Net Gain legislation.

	character, setting, accessibility, appearance, quality, or amenity value should be avoided.	<i>roofs, green walls, street trees or sustainable drainage systems.</i> <i>*Exemptions from the requirement will apply to those applications set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024</i>	Asterisked text for clarification.
Policy L3 Local Green Spaces	L3.2 Inappropriate development within any designated Local Green Space will only be permitted in very special circumstances.	<i>L3.2 Any development proposals in areas designated as Local Green Spaces will be determined in accordance with the national policy for Green Belts.</i> L3.1 Area N – Peter Foote Play Area replaced with a new, larger area called Riverside Corridor.	The wording of point 2 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. BTC has invested in upgrading 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.
Green Corridor Management p69	The term ‘green corridors’ refer to the network of spaces and linkages by footpaths that are valued for their wildlife and pedestrian connections with the wider neighbourhood area. As such the green infrastructure network will be given significant protection from development.	<i>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.</i>	Reworded to better align with Dorset Council Local Nature Recovery Strategy.

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.
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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.