

Bridport Area Neighbourhood Plan 2020 -2036

First Review

Regulation 14 Submission – October 2025

Basic Conditions Statement – V.2 April 2026

The revised Regulation 14 Neighbourhood Plan (2025) is submitted by Bridport Town Council, which, as the qualifying body, is entitled to submit a Neighbourhood Plan for the Bridport Area as designated through an application made October 2013 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by West Dorset District Council on May 2014.

The Plan is compliant with the National Planning Policy Framework (2024) and local planning policies and does not breach or conflict, and is compatible with, EU obligations, and contributes to the achievement of sustainable development. In particular, the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site, as defined in the Conservation of Habitats and Species Regulations 2017 and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (either alone or in combination with other plans or projects).

As of March 2026, the government commenced sections 98 and 99 of the Levelling up and Regeneration Act 2023 which brings into force new Basic Condition requirements for neighbourhood plans, namely:

- That the making of the neighbourhood plan will not result in the development plan for the Dorset area proposing that less housing is provided by means of development taking place in that area than if the draft plan were not to be made. The revised BANP 2025 meets this new requirement and positively seeks to promote provision of affordable housing.
- That a neighbourhood plan should contribute to the mitigation of and the adaptation to climate change and take into account any local nature recovery strategy that relates to their neighbourhood area. The revised BANP includes policies to support adaptation to climate change and positively supports the implementation of the local nature recovery strategy.

The Plan has been approved by the Joint Councils Committee, comprised of representatives from Symondsbury Parish Council and Bridport Town Council. The Plan was researched and developed by a Community Steering Group. The Plan relates only to the parishes of Symondsbury, and the town of Bridport, which includes West Bay. There are no other neighbourhood development plans in place within the neighbourhood area.

The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set

out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Neighbourhood Planning Regulations 2012 and The Levelling up and Regeneration Act 2023 (Sections 98 and 99).

The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Effective Local Consultation

As set out in Section 14 (a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the plan and the plan-making process must be brought to the attention of the people who live or work in the neighbourhood plan area.

The Joint Councils Committee has ensured that this is a plan that reflects local opinions and local needs. To ensure that public engagement and consultation were effective, input from the community has been sought at every stage and has been invaluable to the production of the plan. Throughout the process, members of the community have been able to shape discussions and form dialogues with fellow residents, with land owners and with other interest groups.

The result has been that different groups have been able to find shared outcomes. There has been a series of consultation and engagement events that have directly influenced the drafting of the plan. All consultation material relating to these events have been published online during the plan preparation.

Please see the accompanying [Consultation Report](#) for full details on the consultation process undertaken as part of the preparation of this neighbourhood plan.

1. Levelling Up and Regeneration Act 2023 - Commencement of Sections 98 and 99 (March 2026)

The revised Regulation 14 Neighbourhood Plan 2025 meets the new requirement set by the commencement of Sections 98 and 99 (March 2026) of the Levelling up and Regeneration Act 2023.

- The plan will not result in the development plan for the Dorset area proposing that less housing is provided than if the plan were not to be made. The plan positively seeks to promote provision of affordable housing.

NPPF 2024

Delivering a Sufficient Supply of Homes

The Bridport Area Neighbourhood Plan supports new development in a sustainable way. Policies have been formulated in such a way as to create a compact and balanced settlement that enhances connections across the area. This will help create sustainable settlement that will connect residential neighbourhoods with services through the increased use of non-car modes of travel.

Housing Objectives:

05. To maximize the provision of housing that is genuinely affordable for those in need and of the right mix of house types and tenure.

06. To support socially balanced communities through measures that encourage younger people to live here, enable older people to downsize, and cater for a broad spectrum of financial means.

Housing Policies	Policy heading
H1	General Affordable Housing Policy
H2	Placement of Affordable Housing
H3	Affordable Housing Exception sites
H4	Housing Mix & Balanced Community
H5	Sheltered or Retirement Home or Extra Care Home Developments
H6	Housing Development Requirements
H7	Custom-Build & Self-Build Homes
H8	Community-Led Housing

Commentary:

The adopted local plan includes allocations for 1474 new homes in the neighbourhood plan area over the local plan period up to 2031. The Bridport Area Neighbourhood Plan does not propose additional sites for housing but instead focuses on policies to maximising the provision of housing that is genuinely affordable to those in need.

Evidence sources drawn on include;

[Bridport Area Housing Needs Assessment \(2025\)](#) & [Bridport Area Site Options Assessment \(2025\)](#)

[Bridport Area Housing Needs Assessment \(2019\)](#)

Bridport Area Neighbourhood Plan 2015, 2017 and 2018 community consultations:

Office for National Statistics (ONS) 2011 Census and subsequent data sets & HMRC (Inland Revenue) data

Dorset County Council and West Dorset District Council reports

[Life cycle modelling \(AECOM 2019\)](#)

- The plan contributes to the mitigation of and the adaptation to climate change and takes into account the local nature recovery strategy as it relates to the designated neighbourhood area. The plan includes specific policies to support adaptation to climate change and positively supports the implementation of the local nature recovery strategy.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to meet the challenge of climate change.

Climate Change Objectives:

- O1. To ensure that the anticipated level of carbon emissions from development is made public.
 O2. To enable the community in the Plan area to make informed comment and decisions about proposed development, taking into account the anticipated carbon footprint.

Climate Change Policies	Policy heading
CC1	Publicising Carbon Footprint.
CC2	Energy and Carbon Emissions
CC3	Energy Generation to Offset Predicted Carbon Emissions
CC4	Neighbourhood Renewable Energy Schemes
D10	Environmental performance

Commentary:

The BANP aligns with the legal framework established by government for de carbonising the economy. The BANP aims to support new development in meeting a high level of energy efficiency. The BANP calls for improved energy performance standards to be applied to new domestic and commercial development.

In addition the BANP seeks to secure an increase in renewable energy; at least 10% of its total unregulated energy from decentralised and renewable or low carbon (non fossil fuel) sources. Through the design for Living policies the BANP seeks to improve environmental performance of buildings and resource efficiency.

Evidence sources drawn on include:

- Climate Change Act 2008 Part 1 Schedule 1.
 Committee on Climate Change; 'Next Steps for UK Heat Policy', <https://www.theccc.org.uk/wp-content/uploads/2016/10/Next-steps-for-UK-heat-policy-Committee-on-Climate-Change-October-2016.pdf> Executive summary pages 7 – 14.
 Committee on Climate Change, 'The Fifth Carbon Budget', <https://www.theccc.org.uk/wp-content/uploads/2015/11/Committee-on-Climate-Change-Fifth-Carbon-Budget-Report.pdf>
 Modern Building Services Journal, 'The energy-efficiency year that was ... and then wasn't', Vol .13 No 1 May 2016,
http://modbs.co.uk/news/fullstory.php/aid/17570/Construction_Sector_Deal_96_focus_on_transformation.html
 Intergovernmental Panel on Climate Change, <http://www.ipcc.ch/report/sr15/>
 Section 19 of the T&CP Act 2004 (as amended 2008).

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West Dorset Weymouth Portland Local Plan page 51 policy ENV13.

West Dorset District Council department of Building Control.

Vision and Objectives Consultation Summary, October 2015. <http://www.vision-2030.co.uk/app/download/5807448777/2015+consultation+summary.docx>

Public responses to the Reg 14 consultation.

Ministerial statement HCWS 488 <https://www.gov.uk/government/speeches/planning-update-march-2015>

RegenSW: 'Can Local Authorities set energy requirements in their Local Plans?' contact Hazel Williams, Senior Analyst RegenSW.

RegenSW: 'Model Policies for energy in neighbourhood plans' contact Hazel Williams, Senior Analyst RegenSW.

TCPA/ RTPI 'Planning for Climate Change, A Guide for Local Authorities'

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728498/180724_BANPPF_Gov_response.pdf

The Brighton and Hove City Plan adopted on 24th March 2016: <http://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-one>

The Merton Rule: www.merton.gov.uk/environment/planning/planningpolicy/mertonrule.htm

The East Devon Local Plan adopted on 28 January 2016. <http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

The Ipswich Local Plan adopted in February 2017. <https://www.ipswich.gov.uk/content/adopted-ipswich-local-plan-2011-2031>

The London Plan <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/> Policy S12 targeting zero carbon.

The SAP methodology summarised in section 16 and detailed in Appendix L of the official calculation method for SAP / Part L calculations. https://www.bre.co.uk/filelibrary/SAP/2012/SAP-2012_9-92.pdf

Bath & North East Somerset Placemaking Plan adopted in 2017

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan> .

Community Infrastructure Levy: Viability Study, PNB Paribas Real Estate. Formerly available here but now returning error 404: https://www.dorsetforyou.gov.uk/media/173595/West-Dorset-CIL-Viability-Report/pdf/West_Dorset_CIL_viability_report_final_29Feb12.pdf

Report on the examination of the CIL charging schedules. Formerly available at: <https://www.dorsetforyou.gov.uk> document 207348, but no longer available.

Rightmove property prices: <http://www.rightmove.co.uk/house-prices-in-my-area/marketTrendsTotalPropertiesSoldAndAveragePrice.html?searchLocation=dt6&sellersPriceGuide=Start+Search>

Building Cost Indices: <http://www.costmodelling.com/construction-indices>

Costs of building to the code for Sustainable Homes Element Energy: [https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20\(Sept%202013\)%20\(draft\).pdf](https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20(Sept%202013)%20(draft).pdf)

The cost of meeting the zero carbon standard, Zero Carbon Hub:/Sweet Group:

http://www.zerocarbonhub.org/sites/default/files/resources/reports/ZCH_Costs_Summary_Leaflet.pdf

A file note justifying the Climate Change Working Group policy proposals is available at:

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

Conserving and Enhancing the Natural Environment and the Historic Environment

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to conserve and enhance the natural and historic environments of the area;

Landscape and Heritage Objectives:

03. To maintain, protect and enhance the unique nature of the area, its heritage, important features, character, and its environmental assets.

04. To enhance and protect the Dorset National Landscape, the Conservation Areas, and the Jurassic Coast UNESCO World Heritage Site.

Landscape & Heritage Policies	Policy heading
L1	Green Corridors, Footpaths, Surrounding Hills & Skylines
L2	Biodiversity & Wildlife
L3	Green Gaps (Anti-Coalescence Measures)
L4	Local Green Spaces
L5	Enhancement of the Environment
HT1	Protection of Non Designated Heritage Assets
HT2	Public Realm
HT3	Shopfront Design

Commentary:

The BANP incorporates the principles of NPPF policies to conserve and enhance heritage assets and the natural environment. The neighbourhood plan area is wholly within the Dorset National Landscape and includes 6 Conservation Areas and 515 Listed Buildings. The Bridport Area Neighbourhood Plan seeks to underpin national policy framework through specific policies to identify locally valued heritage assets and safeguard the locally distinct green corridors, skyline and hills.

Evidence sources include;

National Planning Policy Framework (March 2012, updated July 2018).
West Dorset, Weymouth and Portland Local Plan (adopted October 2015).
West Dorset, Weymouth and Portland Local Plan Interactive Policies Map
Dorset National Landscape Management Plan 2026-2031
Dorset AONB Landscape Character Assessment (2008).
Bridport Area Neighbourhood Plan 2016 community consultations: <http://www.vision-2030.co.uk/questionnaires-results/>
Assessment of areas within the 5 parishes for Local Green Space Designation. Produced by the BANP Environment and Heritage Working Group. (2017)
Landscape Character and Setting. Produced by the BANP Environment and Heritage Working Party (2016)
Bridport Historic Character Report. (undated)
Conservation Area Appraisals

- Bridport (2010)
- West Bay (2013)
- Bothenhampton (2008)
- Bradpole (2007)
- Symondsburry (2007)
- Walditch (2007)

Listed Buildings from the Historic England National Heritage List
Registered Parks/Gardens and Scheduled Monuments on Dorset Explorer website
The Buildings of England: Dorset, by Newman & Pevsner
Bridport & West Bay: the buildings of the flax and hemp industry, by Sir Neil Cossons
Bradpole Parish Council Environment and Heritage Report
Dorset Historic Town Survey---Bridport by P. Bellamy. Produced as part of the Dorset Historic Town Survey, undertaken by Dorset County Council, in partnership with West Dorset District Council and funded by English Heritage (2008)
<https://www.dorsetforyou.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/bridport-historic-towns-survey.aspx>
National Heritage List for England. Historic England. (online)
Landscape and Heritage Study (2018) - part of Local Plan background documents:-
Stage 1 report - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/evidence/stage-1-report-strategic-landscape-and-heritage-assessment-july-2018.pdf>
Stage 2 Report - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/evidence/bridport-stage-2-assessments.pdf>

2. Conformity with the National Planning Policy Framework (2024)

The Government's planning guidance advises that neighbourhood plans have regard to national policy and consider whether a particular policy is or is not relevant. Here we set out the particular national policies that were considered in developing the Bridport Area Neighbourhood Plan, and how the policies in our draft plan take account of national advice and policy.

NPPF 2024

Delivering a Sufficient Supply of Homes

The Bridport Area Neighbourhood Plan supports new development in a sustainable way. Policies have been formulated in such a way as to create a compact and balanced settlement that enhances connections across the area. This will help create sustainable settlement that will connect residential neighbourhoods with services through the increased use of non-car modes of travel.

Housing Objectives:

O5. To maximize the provision of housing that is genuinely affordable for those in need and of the right mix of house types and tenure.

O6. To support socially balanced communities through measures that encourage younger people to live here, enable older people to downsize, and cater for a broad spectrum of financial means.

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[Bridport Area Housing Needs Assessment \(2019\)](#)

Bridport Area Neighbourhood Plan 2015, 2017 and 2018 community consultations:

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Office for National Statistics (ONS) 2011 Census and subsequent data sets

HMRC (Inland Revenue) data

Dorset County Council and West Dorset District Council reports

[Life cycle modelling \(AECOM 2019\)](#)

Building a Strong and Competitive Economy

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to support a strong and competitive local economy

Economy Objectives:

10. To expand the local economy, improve opportunities to start up new businesses and to grow existing businesses.
11. To ensure that the local economy is robust and diverse with emphasis on creating skilled, well paid jobs.
12. To encourage tourism which uses local services, facilities, and locally produced goods, creating an accessible and attractive destination for visitors and local people.

Economy Policies	Policy heading
EE1	Protection of Existing Employment Land & Uses
EE2	Provision for New & Small Businesses
EE3	Sustainable Tourism

Commentary:

BANP policies meet the aims of national policies for a strong and competitive economy through policies that support existing and new businesses and employment sites. The BANP also seeks to support economic resilience across the plan area through policies to encourage diversity within the local economy as well as a shift toward higher skilled, higher waged employment.

Evidence sources drawn on include;

[Bridport Workspace and Business Needs Assessment \(2025\)](#)

Economic Profile of the Local Economy, BANP Economy Working Group (2016)

West Dorset Economy and Labour Market Profile, Dorset County Council (2013)

Survey of Trading Estates and Main Employment Sites, BANP Economy Working Group (2016)

Employment and Land Review for West Dorset and Weymouth & Portland – Western Area Appendix, West Dorset District Council and Weymouth & Portland Borough Council (2013)

Survey of Trading Estates and Main Employment Sites, BANP Economy Working Group (2016) Repeat

Enterprise St Michael's Small Businesses Job Count Survey, Enterprise St Michael's (2016)

Bridport and West Bay Economic Plan, Coastal Community Team (2016)

Bridport Area Neighbourhood Plan 2016 community consultations: <http://www.vision-2030.co.uk/questionnaires-results/>

Ensuring the Vitality of Town Centres

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to support the vitality of the Centre of Bridport:

Centre of Bridport Objectives:

16. To maintain, protect and enhance the thriving, independent nature of the town centre, its businesses, and its attractions.
17. In the short to medium term, to protect car parking capacity in the centre of Bridport and explore options for temporary peak time/ overflow car parking on the Bridport town edge.
18. Over the medium to longer term, move towards a town centre less dependent on private vehicle movements.

Centre of Bridport Policies	Policy heading
CoB1	Development in the Centre of Bridport
CoB2	Ropewalks Car Park & Bus Station Car Park
CoB3	Small Business Support
CoB4	St Michael's Support for Creative Industries
HT2	Public Realm
HT3	Shopfront Design
AM5	Car Parking Strategy

Commentary:

The BANP incorporates the key principles of NPPF by recognising that the health and vitality of the Centre of Bridport is critical to the future sustainability of the communities in the BANP area. BANP policies are compliant with the NPPF and seeks development that supports small, independent retailers characteristic of the BANP area.

Evidence sources drawn on include;

[Bridport Workspace and Business Needs Assessment \(2025\)](#)

[Town Centre Health Checks \(2021/2023/2025\)](#)

Bridport Town Centre Shops Survey, BANP Economy Working Group (2016)

Bridport Town Centre: Analysis of Unit Floorspace, BANP Economy Working Group (2018)

Bridport and West Bay Economic Plan, Coastal Community Team (2016) Repeat

Frome Town Centre Remodelling, Frome Town Council (2014)

Town Centre Car Parks Survey, BANP Economy Working Group (2017)

Joint Retail and Commercial Leisure Study – 2018, Carter Jonas for West Dorset District Council et al (2018)

West Dorset – Changes in Retail Floorspace and Rateable Value 2010-17, Greenhaulgh P, R3

Intelligence at Northumbria University (2018)

'Happiest towns' list, The Times (2015)

'Best place to live' guide, The Sunday Times (2016)

Bridport Area Neighbourhood Plan 2016 community consultations: <http://www.vision-2030.co.uk/questionnaires-results/>

Promoting Healthy and Safe Local Communities

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to support healthy and safe communities

Social and Community Infrastructure Objectives:

08. To protect the excellent community facilities that exist today, including education, health, cultural, sport and leisure facilities.

09. To increase the range and availability of community facilities, sports, and leisure provisions where these bring benefits to the community.

Community Facilities & Access Policies	Policy heading
CF1	Protection of Existing Community Infrastructure
CF2	New Community Services & Facilities
CF3	Allotments
AM3	Footpath & Cyclepath Network
D7	Creation of secure areas

Commentary:

The BANP incorporates the key principles of the NPPF and looks to promote healthy and safe communities through the protection of a wide range of valued community facilities, enhancing walking and cycling opportunities and addressing airborne pollution in the Town centre through policies to restrict increasing car use. Through the Design for Living policies the BANP seeks to improve security for residents.

Evidence sources drawn on include;

Bridport Area Neighbourhood Plan 2016 community consultations: <http://www.vision-2030.co.uk/questionnaires-results/>

Promoting Sustainable Transport

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to promote sustainable transport in the BANP area.

Access and Movement Objectives:

13. To make it easier to walk, cycle and use public transport, with the aims of shifting to less polluting forms of transport and improving safety and well-being.

14. To safeguard and improve pedestrian movements in the neighbourhood area.

15. To safeguard and revitalise use of the bus station as a transport hub.

Access and Movement Policies	Policy heading
AM1	Promotion of Active Travel Modes
AM2	Managing Vehicular Traffic
AM3	Footpath & Cyclepath Network

AM4	Contributions to Maintenance of Paths
AM5	Car Parking Strategy
AM6	Connections to Sustainable Transport
AM7	Transport Hub Proposal
<p>Commentary: The BANP incorporates the principles of sustainable transport as set out in national policy, adopting a hierarchy of modes which prioritise pedestrians and non car movements. The BANP seeks to support community transport solutions and includes policies to support retention of a local transport hub.</p> <p>Evidence sources drawn on includes:</p> <p>Bridport Access and Movement Study (2022)</p> <p>Bournemouth, Poole and Dorset Transport Plan 3 2015 – 2026: https://www.dorsetforyou.gov.uk/roads-highways-maintenance/roads-and-pavements/transport-planning/local-transport-plan/view-the-local-transport-plan.aspx</p> <p>West Dorset, Weymouth and Portland Local Plan, particularly section 6.5: https://www.dorsetforyou.gov.uk/media/209581/West-Dorset-Weymouth--Portland-Local-Plan-2015/pdf/West_Dorset_Weymouth_Portland_Local_Plan_2015.pdf</p> <p>Dorset County Council South Street, Bridport Traffic Management Options DRAFT Supplementary Feasibility Report (2017)</p> <p>Bridport Area Neighbourhood Plan 2016 community consultations: http://www.vision-2030.co.uk/questionnaires-results/</p> <p>WDDC Car Park Data for Bridport 2016-17</p> <p>Dorset Passenger Transport Survey 2016</p> <p>National Planning Policy Framework (July 2018) paragraphs 102-111: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740506/National_Planning_Policy_Framework_print_version.pdf</p> <p>Bridport Area Neighbourhood Plan 2018 community consultations: http://www.vision-2030.co.uk/questionnaires-results/</p> <p>Transport group cycle routes report (primary research).</p> <p>Dorset County Council – existing and proposed cycle routes in the Bridport area (maps)</p>	
<p>Achieving Well Designed Places</p> <p>The Bridport Area Neighbourhood Plan sets out the following objectives and policies to help achieve well designed places.</p> <p>Design for Living Objectives:</p> <p>07. To ensure that the design of housing developments and the homes within them are responsive to local context and conditions, are energy efficient, adaptable to different residents’ abilities, and accessible to public services</p>	
Design Policies	Policy heading
D1	Harmonising with the site
D3	Internal transport links
D4	Mix of uses

D5	Efficient use of land
D6	Definition of streets and services
D7	Creation of secure areas
D8	Contributing to local character
D9	High quality architecture
D10	Environmental performance
D11	Mitigation of light pollution
D12	Building for life
D13	HAPPI principles
HT3	Shopfront Design
<p>Commentary: The BANP meets the aims of national policies to achieve well designed places. The BANP includes policies as well as comprehensive 'Design for Living' guidance that will promote high quality developments that respect local character whilst driving energy and resource efficiency.</p> <p>Evidence sources drawn on includes; Planning for Sustainable Development (WDDC (2008))</p>	

<p>Meeting the Challenge of Climate Change, Flooding and Coastal Change</p> <p>The Bridport Area Neighbourhood Plan sets out the following objectives and policies to meet the challenge of climate change.</p> <p>Climate Change Objectives: 01. To ensure that the anticipated level of carbon emissions from development is made public. 02. To enable the community in the Plan area to make informed comment and decisions about proposed development, taking into account the anticipated carbon footprint.</p>	
Climate Change Policies	Policy heading
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In addition the BANP seeks to secure an increase in renewable energy; at least 10% of its total unregulated energy from decentralised and renewable or low carbon (non fossil fuel) sources. Through the design for Living policies the BANP seeks to improve environmental performance of buildings and resource efficiency.

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http://modbs.co.uk/news/fullstory.php/aid/17570/Construction_Sector_Deal_96_focus_on_transformation_.html

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Section 19 of the T&CP Act 2004 (as amended 2008).

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Bath & North East Somerset Placemaking Plan adopted in 2017

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/placemaking-plan> .

Community Infrastructure Levy: Viability Study, PNB Paribas Real Estate. Formerly available here but now returning error 404: https://www.dorsetforyou.gov.uk/media/173595/West-Dorset-CIL-Viability-Report/pdf/West_Dorset_CIL_viability_report_final_29Feb12.pdf

Report on the examination of the CIL charging schedules. Formerly available at: <https://www.dorsetforyou.gov.uk> document 207348, but no longer available.

Rightmove property prices: <http://www.rightmove.co.uk/house-prices-in-my-area/marketTrendsTotalPropertiesSoldAndAveragePrice.html?searchLocation=dt6&sellersPriceGuide=Start+Search>

Building Cost Indices: <http://www.costmodelling.com/construction-indices>

Costs of building to the code for Sustainable Homes Element Energy: [https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20\(Sept%202013\)%20\(draft\).pdf](https://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/EP059%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes%20(Sept%202013)%20(draft).pdf)

The cost of meeting the zero carbon standard, Zero Carbon Hub:/Sweet Group: http://www.zerocarbonhub.org/sites/default/files/resources/reports/ZCH_Costs_Summary_Leaflet.pdf

A file note justifying the Climate Change Working Group policy proposals is available at: <https://www.bridport-tc.gov.uk/bridport-area-neighbourhood-plan-evidence/>

Conserving and Enhancing the Natural Environment And the Historic Environment

The Bridport Area Neighbourhood Plan sets out the following objectives and policies to conserve and enhance the natural and historic environments of the area;

Landscape and Heritage Objectives:

- 03. To maintain, protect and enhance the unique nature of the area, its heritage, important features, character, and its environmental assets.
- 04. To enhance and protect the Dorset National Landscape, the Conservation Areas, and the Jurassic Coast UNESCO World Heritage Site.

Landscape & Heritage Policies	Policy heading
L1	Green Corridors, Footpaths, Surrounding Hills & Skylines
L2	Biodiversity & Wildlife
L3	Green Gaps (Anti-Coalescence Measures)
L4	Local Green Spaces
L5	Enhancement of the Environment
HT1	Protection of Non Designated Heritage Assets
HT2	Public Realm
HT3	Shopfront Design

Commentary:

The BANP incorporates the principles of NPPF policies to conserve and enhance heritage assets and the natural environment. The neighbourhood plan area is wholly within the Dorset National Landscape and includes 6 Conservation Areas and 515 Listed Buildings. The Bridport Area Neighbourhood Plan seeks to underpin national policy framework through specific policies to identify locally valued heritage assets and safeguard the locally distinct green corridors, skyline and hills.

Evidence sources include;

National Planning Policy Framework (March 2012, updated July 2018).
West Dorset, Weymouth and Portland Local Plan (adopted October 2015).
West Dorset, Weymouth and Portland Local Plan Interactive Policies Map
Dorset National Landscape Management Plan 2026-2031
Dorset AONB Landscape Character Assessment (2008).
Bridport Area Neighbourhood Plan 2016 community consultations: <http://www.vision-2030.co.uk/questionnaires-results/>
Assessment of areas within the 5 parishes for Local Green Space Designation. Produced by the BANP Environment and Heritage Working Group. (2017)
Landscape Character and Setting. Produced by the BANP Environment and Heritage Working Party (2016)
Bridport Historic Character Report. (undated)
Conservation Area Appraisals

- Bridport (2010)
- West Bay (2013)
- Bothenhampton (2008)
- Bradpole (2007)
- Symondsburry (2007)
- Walditch (2007)

Listed Buildings from the Historic England National Heritage List
Registered Parks/Gardens and Scheduled Monuments on Dorset Explorer website
The Buildings of England: Dorset, by Newman & Pevsner
Bridport & West Bay: the buildings of the flax and hemp industry, by Sir Neil Cossons
Bradpole Parish Council Environment and Heritage Report
Dorset Historic Town Survey---Bridport by P. Bellamy. Produced as part of the Dorset Historic Town Survey, undertaken by Dorset County Council, in partnership with West Dorset District Council and funded by English Heritage (2008)
<https://www.dorsetforyou.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/bridport-historic-towns-survey.aspx>
National Heritage List for England. Historic England. (online)
Landscape and Heritage Study (2018) - part of Local Plan background documents:-
Stage 1 report - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/evidence/stage-1-report-strategic-landscape-and-heritage-assessment-july-2018.pdf>
Stage 2 Report - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/pdf/evidence/bridport-stage-2-assessments.pdf>

3 Contributes to the achievement of sustainable development

Paragraphs 7 to 14 of the NPPF (December 2024) identify the components of sustainable development, and how planning applications and local plans can meet these requirements. It is considered that the Bridport Area Neighbourhood Plan fills an economic, social and environmental role in planning positively to shape the future development and needs of the Bridport Area. This neighbourhood plan has been produced with the requirements of paragraph 14 of the NPPF in mind.

West Dorset District Council carried out a [Strategic Environmental Assessment \(SEA\) screening exercise in 2017](#) in consultation with relevant statutory bodies and confirmed that the Bridport Area Neighbourhood Plan did not require a Sustainability Appraisal (SA) in the form of an SEA under European Directive 2001/42/EC.

Dorset Council carried out a [Habitats Regulation Assessment Screening in April 2019](#) in consultation with Natural England and confirmed that the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

A full Strategic Environmental Assessment has not been undertaken for the Bridport Area Neighbourhood Plan as there is no land allocation for development. West Dorset District Council confirmed that the draft neighbourhood plan did not require a full sustainability appraisal in May 2018. However, the Bridport Area Neighbourhood Plan can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for the wider Bridport Area.

The objectives of the Bridport Area Neighbourhood Plan comprise a balance of social, economic and environmental goals. The Plan's economic goal is to support existing and new employment opportunities and maintain a thriving independent and historic town centre. The Plan's social goal is to secure the long term future for its range of valued community and cultural facilities and to meet local need for affordable homes. The Plan's environmental goal is to positively and transparently plan for the impacts of climate change whilst protecting green spaces and the diverse range of locally valued heritage assets.

Bridport Area Neighbourhood Plan Policies and Sustainable Development

Impact Positive or negative (+) (-)

BANP Policy nos	BANP Policy Heading	Soc	Env	Econ	Commentary
CC1	Publicising Carbon Footprint		+		<p>Govt guidance allows BANPs to set policies that require enhanced energy efficiency. The Local Plan states that <i>"buildings are expected to achieve high standards of environmental performance"</i>.</p> <p>The BANP sets an explicit standard to guide new development a call for improved energy efficiency of new development, as set out in the Ministerial Statement HCWS 488.</p> <p>Energy use during the whole of a buildings lifetime is not covered by Building Regulations and is thus referred to as unregulated energy. To reduce the carbon impact of this unregulated energy consumption, BANP proposes that a proportion of it is to be offset by renewable energy generated locally.</p> <p>Fluvial and coastal flooding are serious concerns for the BANP Area and policies ensure the community is fully appraised of flood risk</p>
CC2	Energy and Carbon Emissions		+		
CC3	Energy Generation to Offset Predicted Carbon Emissions for Unregulated Energy Use.		+		
CC4	Neighbourhood Renewable Energy Schemes		+		
	Flood Risk Assessment		+		

BANP Policy nos	BANP Policy Heading	Soc	Env	Econ	Commentary
CoB1	Development in Centre of Bridport			+	BANP policies aimed at safeguarding and promoting the small scale, independent traders, artisans and artist that contribute significantly to the distinctive economy and culture of the BANP area.
CoB3	Small Business Support			+	
CoB4	St Michael's Support for the Creative Industries			+	
CoB2	Ropewalks Car Park & Bus Station Car Park		+		BANP polices to guide new development to ensure enhance existing townscape character and support policies for improving options for pedestrian, cycling and public transport
EE1	Protection of Existing Employment Land & Uses			+	BANP policies to underpin the local economy, supporting retention of existing employment land and uses whilst seeking to support the needs of new, sustainable and higher skilled businesses to locate in the BANP area.
EE2	Provision for New & Small Businesses			+	
EE3	Sustainable Tourism		+	+	
AM1	Promotion of Active Travel Modes		+		BANP policies aimed at increasing number of journeys transferred to sustainable modes of transport through greater prioritisation of walking and cycling options
AM2	Managing Vehicular Traffic	+	+		
AM3	Foot Path & Cycle Path Network	+	+		
Prog 6	Contributions to Maintain and Improve the Network	+	+		
AM5	Connections to Sustainable Transport		+		BANP Policies to promote improved public/ community transport to better serve local communities, especially those in rural areas whilst addressing traffic congestion and air pollution issues
AM6	Transport Hub Proposal	+	+		
CF1	Protection of Existing Community Infrastructure	+			BANP Policies to protect and enhance the range of valued community services offered across the BANP Area
CF2	New Community Services & Facilities	+			
CF3	Allotments	+	+		A specific policy to support retention and management of allotments as a means for supporting and promoting active public health

BANP Policy nos	BANP Policy Heading	Soc	Env	Econ	Commentary
L1	Green Corridors, Footpaths, Surrounding Hills & Skylines		+		BANP policies to safeguard the distinctive landscape and the rich diverse ecology found in the BANP area.
L2	Biodiversity		+		
L3	Local Green Spaces	+	+		BANP policies identifying and safeguarding important local green spaces for a range of ecosystem services they provide for the benefit of local communities
L4	Anti-Coalescence Measures (Green Gaps)	+	+		BANP policies aimed at retaining the distinctive identities of the individual settlements within Allington, Bradpole, Bothenhampton & Walditch, Symondsburry, Bridport and West Bay
L5	Enhancement of the Environment	+			Specific policy to help develop and extend the green infrastructure network across the BANP area.
HT1	Non Designated Heritage Assets	+	+		Specific policy to safeguard non designated heritage assets identified as being of local value through Parish Plans and other heritage assessments
HT2	Public Realm		+		Policies to enhance the public realm and distinctive shopfronts in the neighbourhood plan area
HT3	Shopfront Design		+		
H1	General Affordable Housing Policy	+			The thrust of the BANP Housing policies is to ensure appropriate levels of affordable housing to meet local needs and compatible with median levels of local incomes
H2	Placement of Affordable Housing	+			
H3	Affordable Housing Exception Sites	+			BANP Policies designed to ensure that the affordable housing element of developments are not prejudiced through mix or phasing.
H4	Housing Mix & Balanced Community	+			BANP policies that define and support locally appropriate affordability products in line with government housing strategies.
H5	Sheltered or Retirement Home or Extra Care Home Developments	+			
H6	Housing Development Requirements	+			

H7	Custom-Build & Self-Build Homes	+			
H8	Community-Led Housing	+			

BANP Policy nos	BANP Policy Heading	Soc	Env	Econ	Commentary
D1	Harmonising with the Site		+		BANP policies providing detailed guidance on the design of new development in order to safeguard the character of the settlements across the BANP area whilst promoting high standards of design and energy efficiency.
D3	Internal transport Links	+	+		
D4	Mix of Uses		+		
D6	Definition of streets and spaces		+		
D7	Creation of secure areas	+			
D8	Contributing to local character		+		
D9	Environmental performance		+	+	
D10	Mitigation of Light Pollution	+	+		
D11	Building for Life	+	+		
D12	HAPPI Principles	+	+		

4 General conformity with the strategic policies of the local development plan

In this section we explain how the Bridport Area Neighbourhood Plan meets the basic condition of being tested against the strategic policies in the adopted development plan.

Adopted Local Plan Policy	BABANP In conformity Yes/No	Justification
ENV1 Landscape, Seascape and Sites of Geological Interest	Yes	The BANP recognises the exceptional landscapes and setting of the area and seeks to conserve and enhance the Dorset AONB and World Heritage Site. The BANP identifies locally important green spaces and non designated heritage assets to ensure development proposals will not harm the character, special qualities or natural beauty of the BANP area.
ENV2 Wildlife and Habitats	Yes	The BANP recognises the importance of wildlife habitats in the BANP area. The BANP identifies local sites of wildlife interest and seeks to safeguard and enhance the operation of functional ecosystems.
ENV3 Green Infrastructure Network	Yes	The BANP recognises the value of maintaining and enhancing green infrastructure, especially along the river valley corridors so distinctive to local character. The BANP identifies locally important green spaces of value to wildlife and the diversity of habitat types.
ENV4 –Heritage Assets	Yes	The BANP recognises the richness and distinctiveness of heritage assets and includes a policy for non designated heritage assets that provides specificity for ENV4
ENV5 – Flood Risk ENV6 – Local Flood Alleviation Schemes ENV7 – Coastal Erosion and Land Instability	Yes	The BANP recognises the growing challenge of coastal, fluvial and surface water flooding and the need to minimise flood risk. Policy CC5 specifically addresses the need to appraise the community regarding flood risks from development
ENV8 Agricultural Land and Farming Resilience	Yes	The BANP recognises the importance of food production and safeguarding agricultural land. The BANP includes a specific policy promoting allotments.
ENV9 Pollution & Contaminated Land		Not addressed in BANP.
ENV10 Landscape and Townscape Setting	Yes	The BANP recognises the importance of the AONB designation and in line with ENV10 seeks to conserve and enhance the setting of the landscape and Townscape. The BANP includes policies for anti-coalescence, protecting green spaces and shopfront design.

Adopted Local Plan Policy	BABANP In conformity Yes/No	Justification
ENV11 the Pattern of Streets and Spaces ENV12 Design and positioning of buildings	Yes	The BANP recognises the value of good design in safeguarding local character and providing sustainable and liveable places for people. The BANP includes guidance for new development on design that provides local detail to complement WDDC publications.
ENV13 High levels of Environmental Performance	Yes	The BANP includes policy D10 placing environmental performance in a Bridport area context
ENV14 Shopfronts and Advertising	Yes	The BANP recognises the impact on local character from inappropriate development in the town centre. The BANP includes policies on shopfront design and controls on illuminated signage.
ENV15 Efficient and Appropriate use of Land	Yes	Housing and Design policies in the BANP address issues of appropriate and optimal use of land.
ENV16 Amenity	Yes	The BANP includes policies on shopfront design and controls on illuminated signage
SUS1 Level of Economic and Housing Growth	Yes	Housing and Economic policies in the BANP recognise the importance of sustainable development and give specificity to the delivery of new homes.
SUS2 Distribution of Development	Yes	
SUS3 Adaptation and Re-use of Buildings Outside Defined Development Boundaries.	Yes	The BANP recognises the importance of preventing settlement coalescence and maintaining green gaps outside the DDBs
SUS4 The Replacement of Buildings outside Defined Development Boundaries		Not addressed in BANP.
SUS5 Neighbourhood Plan development	Yes	The BANP promotes sustainable development and is in general conformity with the Local Plan
ECON1 Provision of Employment	Yes	The BANP recognises the imperative of providing employment opportunities, especially for young people. The BANP includes policies to encourage new, higher skilled employment and sustainable tourism
ECON2 Protection of Employment Sites ECON3 Protection of Other Employment Sites	Yes	The BANP recognises the importance of securing existing employment sites and includes policies for

ECON4 Retail and Town Centre Development	Yes	The BANP agrees with Local Plan policies that retail development should be appropriate in type and scale to the particular centre and its catchment population. The BANP includes policies to safeguard small, independent retail and the market which are central to the distinctive retail offer in the BANP area.
Adopted Local Plan Policy	BABANP In conformity Yes/No	Justification
ECON5 Tourism Attractions & Facilities ECON6 Built Tourist Development ECON7 Caravans and Camping Sites	Yes	Tourism is a critical element of local employment in the BANP area. The BANP includes policies to promote tourism development that is sustainable.
ECON8 Diversification of Land Based Industries ECON9 New Agricultural Buildings ECON10 Equestrian Development		Not addressed in BANP.
HOUS1 Affordable Housing HOUS2 Affordable Housing Exception sites	Yes	Ensuring that new housing development in the BANP area appropriately addressing the local housing needs is central to the BANP and its suite of housing policies. The BANP includes policies to deliver on the Housing Needs Assessment undertaking as part of the BANP evidence base. The BANP includes policies in support of community led housing and affordable homes exception sites.
HOUS3 Open Market Housing Mix	Yes	The BANP supports balanced and mixed housing development that match the needs of the life cycle modelling undertaken as part of the BANP evidence base.
HOUS4 Development Flats HOUS5 Residential Care Accommodation	Yes	BANP includes a specific policy on residential care development to reflect the findings of the housing Needs Assessment and life cycle modelling.

COM1 Making Sure New Development Makes suitable Provision for community Infrastructure COM2 New or Improved Local community Buildings and Structures COM3 Retention of Community Buildings COM4 New and Improved recreation facilities	Yes	The BANP recognises the importance of retaining and improving community buildings and facilities and includes policies to safeguard defined community infrastructure and recreation facilities.
COM5 Retention of Open Spaces and Recreation Facilities	Yes	Community Facilities, Economy and Landscape policies in the BANP recognise the importance of open spaces, recreation and training and provide local detail.
COM6 Retention of Education and Training Facilities	Yes	
COM7 Creating a Safe and Efficient Transport Network COM8 Transport Interchanges	Yes	The BANP seeks to address transport issues in the BANP Area and includes policies to retain a Bus Station to serve the BANP Area.
Adopted Local Plan Policy	BABANP In conformity Yes/No	Justification
COM9 Parking Standards in New Development	Yes	Centre of Bridport policies address the requirements of car parking as part of development sites
COM10 Utilities Service Infrastructure		Not addressed in BANP.
COM11 Renewable Energy Development	Yes	The BANP recognises the imperative of a low carbon economy and supports increasing renewable energy in line with govt legal obligations.
BRD1 Vearse Farm BRD2 Land off Skilling Hill BRD3 Land to East Bredy Vets BRD5 St Michaels Trading Estate	Yes	The BANP recognises allocated development sites and seeks to ensure housing provision aligns with local needs.
BRD4 Future Town Centre Expansion	Yes	The BANP includes policies to provide specificity to ensure future town centre development meets the needs of the community.