



Dorset Council Local Plan

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Western Dorset Functional Area

2021 Consultation
Summary of Responses



January 2023



Dorset
Council

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1. Western Dorset Functional Area

1.1. Introduction

General comments on the approach

Bridport Town Council

- Agreement that the characteristics of Western Dorset justify defining the area and market towns as separate from Central Dorset.
- It can't be right that all four functional areas operate to the same strategy, i.e., housing and employment driven.

Symondsby Parish Council

- Recognised that the interface of the Bridport Area Neighbourhood Plan with adjoining areas within the AONB, such as Lyme Regis and Beaminster, is very important and interrelated in all areas, especially housing, employment, and the environment.

Maiden Newton Parish Council

- Concern with the lack of mention of the contribution Maiden Newton makes to Beaminster and Bridport.

Puncknowle and Swyre Parish Council

- No mention of rural areas or villages.

Paragraph 34.1.2 and Figures 34.1 and 34.2 - Function and issues

Chideock Parish Council

- Concern with number of small schools and high level of school places in Bridport, Lyme Regis and surrounding areas - reflecting that there are fewer families with young children.

Public response

- Figure 34.1 - Nothing is proposed to reduce or address the '...20% of housing stock becoming second or holiday homes...' in Lyme Regis.
- Figure 34.2 - Western Dorset key diagram needs updating with railway station in Crewkerne.
- Figure 34.2 - Suggest that the "London Underground" style Key Strategy Map (Figure 34.2) is supremely unhelpful for its purpose, compared with a geographic one.
- Paragraph 34.1.2 - low wage economy means affordable housing is required however these are based off of building sufficient market housing – approach is a flawed model as it requires construction at a high cost in GHG emissions of houses that are not needed.
- Radical alternatives such as a Bridport renewal corridor not been considered.

Paragraph 34.1.3 and Figure 34.3 - Environmental constraints

Natural England

- Paragraph 34.1.3. – The section should include issues around the discharge of phosphorus within the catchment of the River Axe Habitats sites.

West Dorset CPRE

- Cultural importance of the landscape in West Dorset - association with Thomas Hardy and William Barnes.
- Importance of cultural associations with the countryside for tourism.

Paragraphs 34.1.4 - 34.1.5 and Figure 34.4 - Housing and employment land allocations

Symondsburry Parish Council

- Communities and opportunities in these areas will be modified by COVID-19 & BREXIT implications over the short and long term, and these issues will apply to the nature of housing employment and the environment in this area.

Developers/Landowners/Agents

- The map at the end of the settlement chapters appear to show some sites as being included within settlement boundaries, but others located outside – should amend to show allocated sites as within the settlement boundaries.

Public response

- Figure 34.4 - BRID2, concern with stated number of 930 homes - presenting the reviewer with a fait accompli.

1.2. Omission sites

Land off Common Lane, Burton Bradstock (LA/BURT/001)

Savills on behalf of The Trustees of MALF Pitt Rivers

- Considered suitable to deliver 40 dwellings.
- Strategic road access to Dorset and Devon via A35.
- Agricultural land adjacent to the existing settlement boundary.
- Existing field access connects the north-eastern corner of the Site to Common Lane.
- Mature trees and hedgerows delineate the Site boundary - possible to sensitively incorporate the existing vegetation into the design of future development on the site.
- Reference to SHLAA submission and conclusion.
- Consider that the Site is in a sustainable location - within reach of jobs, schools, services, and other facilities in the nearby principal settlements - range of local services and facilities are located within a reasonable walking and cycling distance in the village.
- Technical reports can be prepared to inform future stages of the Local Plan making process and would be produced to support any future planning application.
- Assessment of landscape and heritage impacts and environmental designations.