

Planning Inspectorate appeal reference - **APP/D1265/W/25/3372602**;

Address of appeal site - **Land to rear of 156-172 South Street, Bridport DT6 3NP.**

25th October, 2025.

Dear Sir or Madam,

I object to the appeal proposals and fully support decision originally reached by Dorset Council to refuse the Churchill application. I highlight the following new evidence and my supporting comments.

Points from Draft Bridport Area Neighbourhood Plan [currently under review]

- What the Bridport area needs most is housing which local people of working age can afford, whether to buy or to securely rent.
- Our young and less affluent are leaving.
- Over a third of our residents are over 65. Our community is becoming increasingly unbalanced.
- Our housing market is geared towards older, wealthier people.
- The priority need is for homes to rent or buy (in particular social rented) which the young and less affluent can access, and which enables an appropriate balance.

Health and Care Provision

A Bridport Town Council meeting held on 25 March 2025, focusing on the impact of the Foundry Lea development on health and care provision, a statement provided by Dr Andy Finucane of Ammonite Health Partnership (Bridport local health centre) was read out.

Key points he raised included:

- 'An expected 10% increase in demand for services'.
- 'Funding for additional patients lagging behind service provision'.
- 'Concerns about Medical Centre's ability to recruit into reception, phlebotomy, HCA and administrative roles due to high housing costs'.
- Whilst the Churchill development is just under a tenth of the size of Foundry Lea, the demographics of its residents as stated by Churchill (average age 79years), will place a far greater demand on these services.
- With a development of this size it cannot be assumed that the new occupants would be current Bridport residents wishing to downsize.

Over the last few months provision of pharmacy services in Bridport has been significantly affected by the sudden closure of Jhoots at the Medical Centre - placing a huge strain on the two remaining pharmacies.

On 15 October 2025, in response to this, Bridport's MP Edward Morello called for an urgent question in parliament, which was raised and discussed with Minister for Health and Social Care.

In conclusion I do hope that the final decision you make will not give Bridport more unwanted and inappropriate retirement homes.

Yours faithfully,

Charles Bodycomb.
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