

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/D1265/W/25/3372602

DETAILS OF THE CASE

Appeal Reference APP/D1265/W/25/3372602

Appeal By CHURCHILL LIVING LTD

Site Address
Land to the rear of 156-172
South Street
Bridport
DT6 3NP

SENDER DETAILS

Name MS PHYLLIDA CULPIN

Address
8 Pymore Terrace
Bridport
DT6 5PH

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I support the position of Dorset Council in rejecting this appeal.

In addition, I have other reasons for believing this development to be unsuitable for the location of Bridport.

1 Over supply of retirement homes - at the time of writing this 24 retirement flats were available for sale and including 2 for rent. Two are in the recently built Gordon Court and have reduced significantly in value but still remain unsold. Therefore we do not need more of this type of property.

2 The Housing Needs Assessment supplement for the Bridport Area Neighbourhood Plan clearly shows that what is needed is social rent homes for working age, particularly young people. The demographic is aging overall in a significant part because young people cannot afford to stay here. This has been further evidenced by the survey, again carried out for the Neighbourhood Plan, of local businesses and economic opportunities. This shows that local businesses are struggling to employ new staff and apprentices as they have nowhere to live. This has also been evidenced by the Community Hospital and dental practices who struggle to appoint workers due to the lack of affordable housing.

3 Our health and care services are already overstretched - adding more old people coming from elsewhere (local old people cannot afford the purchase prices and service charges) needing provision.

4 Car parking is inadequate given the client group Churchill aim to attract and even the revised plan doesn't adequately meet the need or enhance the local environment with trees. It is likely that cars will park on pavements.

5 The proposals still do not allow for any affordable housing. If the gateway access was moved, it would be possible to allocate the cottages as affordable housing.

6 Mosaic data from the last census demonstrates that there is not evidence of the client group Churchill will be aiming for in the Bridport area or indeed West Dorset.