# Bridport Area Neighbourhood Plan Review

## Modifications Statement

The following is intended to fulfil the requirement of The Neighbourhood Planning (General) Regulations 2012, 17(e)(ii) which requires "…a statement setting out the [sic] whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion."

In coming to an opinion, we have considered the contents of each policy in the revised plan, along with the Modifications Statement prepared and submitted by the Town Council, the qualifying body. We have also considered government guidance, in particular, the Planning Practice Guidance on 'updating a neighbourhood plan'.[1] In particular, paragraph 106 of the PPG summarises the three types of modification that can be made to a neighbourhood plan. These are:

- Minor (non-material)
- Material modifications which do not change the nature of the plan
- Material modifications which do change the nature of the plan

The following table provides an overview of the policies in the modified document, and summarises the key differences and the reason for the change:

| **Policy** | **Summary of change** |
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| Policy CC1 Publicising Carbon Footprint | The policy and supporting text now reference the 'whole-life' carbon footprint and place a greater emphasis on Climate Change. |
| Policy CC2 Energy and Carbon emissions | The policy text has been amended to 'encourage' development proposals to exceed Future Homes Standard expected in 2027/2028. |
| Policy CC3 Energy generation to Offset Predicted Carbon emissions | No change |
| Policy CC4 Neighbourhood Renewable energy Schemes | No change |
| Policy AM1 Promotion of Active Travel Modes | No change |
| Policy AM2 Managing Vehicular Traffic | No change |

[1] Available from: https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan

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| Policy AM3 Footpath & Cyclepath Network | No change |
| Policy AM4 Car Parking Strategy | No change |
| Policy AM5 Connections to Sustainable Transport | No change |
| Policy AM6 Transport Hub Proposal | Criterion a) has been amended to include a specific reference to safeguarding walking and cycling link through the bus station<br>Criterion b) sets out a preference for affordable housing to be provided at social rent levels.<br>Criterion c) clarifies the components of successful design in the surrounding area. |
| Policy EE1 Protection of existing employment sites | The policy text has been updated to reflect the latest changes to the use class order.<br>The supporting text now includes the findings of the workspace and business needs assessment and definitions for Live/Work units and Non-key employment uses. |
| Policy EE2 Provision for New & Small Businesses | Criterion 2.b) adds Co-working hubs and live-work units. The supporting text adds a definition for a micro business. |
| Policy EE3 Sustainable Tourism | No change |
| Policy H1 General Affordable Housing Policy | The policy refers to the latest Housing Needs Assessment (HNA) which is now defined on page 4 of the Plan as including both the AECOM HNA and supplement document.<br>A local definition of Affordable Housing terms has been added to page 48 of the Plan. |
| Policy H2 Placement of Affordable Housing | A new exception has been added to the policy to excuse schemes that provide affordable housing ahead of open-market housing. |
| Policy H3 Affordable Housing Exception Sites | The policy refers to the latest Housing Needs Assessment (HNA) which is now defined on page 4 of the Plan to include both the AECOM HNA and supplement document. |
| Policy H4 Housing Mix & Balanced Community | The policy refers to the latest Housing Needs Assessment (HNA) which is now defined on page 4 of the Plan to include both the AECOM HNA and supplement document.<br>A new Criterion 2) adds a preference for smaller, lower-cost homes suitable for first time buyers. |
| Policy H5 Sheltered or Retirement Home or Extra Care Developments<br>*Previously titled: Retirement Living Development* | The policy title and scope have been clarified to include 'Sheltered or Retirement Home or Extra Care Developments'. Criteria 1.a) and b) are labelled 'location' requirements and criterion 2) labelled as 'need'. Criterion 2) is now 'subject' to proven need rather than having to 'demonstrate'. |

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| Policy H6 Housing Development Requirements | Criterion 2) expands the list of exceptions to excuse schemes that provide affordable housing ahead of open-market housing. |
| Policy H7 Self- and Custom-Bult Homes<br>*Previously titled: Custom-Build and Self-Build Homes* | The policy title and text reverse the order of Self and Custom Build. A non-material change. |
| Policy H8 Community-Led Housing | No change |
| Policy CF1 Protection of existing Community Infrastructure | Criterion 2) has been amended to clarify that alterative community uses should be explored in full prior to any change of use application being submitted.<br>Five additional community facilities have been added to the supporting text on page 57 of the Plan. |
| Policy CF2 New Community Services & Facilities | No change |
| Policy CF3 Allotments | No change |
| Policy HT1 Non Designated Heritage Assets | No change |
| Policy HT2 Public Realm | No change |
| Policy HT3 Shopfront Design | No change |
| Policy L1 Green Corridors, Footpaths, Surrounding Hills & Skylines | Criteria 1) and 2) now seek to 'conserve' and enhance rather than 'preserve' and enhance.<br>References to Areas of Outstanding Natural Beauty (AONB) in the policy and supporting text have been renamed National Landscapes. A non-material change.<br>The definition of Green Corridors in the supporting text on page 69 of the Plan now includes a specific reference to Dorset's Local Nature Recovery Strategy. |
| Policy L2 Biodiversity | Criterion 1) has been updated to reflect mandatory Biodiversity Net Gain requirements and the BNG metric tool. Developers continue to be encouraged to exceed biodiversity gains.<br>Previous criterion 2) has been deleted. This criterion set out a biodiversity hierarchy of avoidance, mitigation and compensation.<br>A new Criterion 3) encourages new or enhanced habitats, such as swift bricks or bat boxes in developments over 5m or to provide safe hedgehog routes between habitats. The criterion also encourages green roofs, green walls, street trees and sustainable drainage systems. |
| Policy L3 Local green Spaces | Criterion 2) wording has been amended to clarify that development within a designated Local Green Space 'will be determined in accordance with national policy for Green Belts' rather than 'only being permitted in very special circumstances'. |

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| | Area N – Peter Foote Play Area replaced with a new, larger area called Riverside Corridor. |
| Policy L4 Green gaps (Anti-Coalescence Measures) | No change |
| Policy L5 Enhancement of the Environment | No change |
| Policy COB1 Development in the Centre of Bridport | No change |
| Policy COB2 Ropewalks Car Park & Bus Station Car Park | Criterion 3) cross references to Policy AM4 rather than AM5. A non-material change. |
| Policy COB3 Small Business Support | No change |
| Policy COB4 St Michael's Support for the Creative Industries | No change |
| Policy D1 Harmonising with the Site | No change |
| Policy D2 Programme of consultation | No change |
| Policy D3 Internal transport links | No change |
| Policy D4 Mix of uses | No change |
| Policy D5 Efficient use of land | No change |
| Policy D6 Definition of streets and spaces | No change |
| Policy D7 Creation of secure areas | No change |
| Policy D8 Contributing to the local character | No change |
| Policy D9 Environmental performance (see also Policies CC2, CC3) | Criterion g) has been updated to reference 'Building Regulations Part M4(2) category 2' rather than 'Lifetime Homes Standard'. |
| Policy D10 Mitigation of Light Pollution | Criterion a) has been amended to repeat 'In any new development, light pollution will be minimised by'. A non-material change. |
| Policy D11 Building for Life | No change |
| Policy D12 HAPPI (Housing our Ageing Population: Panel for Innovation) Principles | No change |

Since the Bridport Area Neighbourhood Plan was made in May 2020, the most significant changes influencing this review have been updates to national planning policy, local governance arrangements and the supporting evidence base.

The original neighbourhood plan was prepared under the NPPF 2019, while this review has been prepared in the context of the revised NPPF 2024. The updated framework places a stronger emphasis on housing delivery, including housing targets and land supply requirements, and has required a few references within the supporting text to be updated accordingly.

National policy approaches remain largely the same except for the introduction of Biodiversity Net Gain (BNG) and Local Nature Recovery Strategies (LNRS) through the

Environment Act 2021. Supporting text to Policy L1 now reference LNRS and Policy L2 has been updated to reference the latest BNG requirements.

Dorset Council received a revised Neighbourhood Area application from Bridport Town Council in February 2025 following parish boundary and governance changes arising from the 2023 Community Governance Review. These changes included the incorporation of Bradpole and Bothenhampton & Walditch into Bridport Parish, the transfer of most of Allington Parish to Symondsbury Parish, and several boundary adjustments between neighbouring parishes. The revised Neighbourhood Area was approved in March 2025. As these changes were internal to the original neighbourhood plan area, they had no direct implications for the neighbourhood plan review beyond minor updates to provide contextual accuracy.

The neighbourhood plan review benefits from an updated evidence base, including a Housing Needs Assessment (March 2025), Housing Needs Assessment Supplement (January 2026), Site Options Assessment (August 2025) and a Workspace and Business Needs Assessment (March 2025). These studies have informed updates to Housing Policies H1, H3, H4 and H5 and Employment Policies EE1 and EE2.

The remaining material changes to policy are largely drawn from experience gained using the Plan, community consultation and minor rephrasing to better bring text inline with National Planning Guidance. For example, there is a greater emphasis on Climate Change, and several policy changes respond to earlier Dorset Council comments. In addition, Policy L3 has been updated to replace the Peter Foote Play Area Local Green Space designation with the larger Riverside Corridor designation, reflecting a broader area of green infrastructure and recreational land. Five additional community facilities have been added in support of Policy CF1.

There have been a lot of changes made to the supporting text, including new definitions for Live/Work units and non-key employment uses, but these are considered minor in nature and largely provide factual updates and other improvements. Against this, there have been no changes to 28 policies and a further four changes to Policies H7, COB2, D10 and L1 with regards to the naming of National Landscapes, are considered non-material changes. We also note that the plan period remains the same, and that the plan does not identify any development allocations.

In conclusion, while there have been several material changes to policy text, Dorset Council's view is that **none of the proposed modifications are so significant or substantial as to change the nature of the Plan.**