



Nick Cardnell
Senior Planning Policy Officer
Planning
Dorset Council

24th August 2026

Dear Nick,

Re: Bridport Area Neighbourhood Development Plan Review – response to the examiner’s questions.

We write in response to the letter setting out questions arising from the Examiner’s initial reading of the Bridport Area Neighbourhood Development Plan Review, the supporting evidence and the Regulation 16 representations.

We have considered the questions carefully, discussed the matter and have worked towards agreed drafting where possible. We hope that they assist the Examiner in considering any necessary modifications to the Plan Review.

Question 1 – Climate change

This is a matter for Dorset Council but Bridport Town Council and Symondsbury Parish Council are happy with this strategy. Bridport Town Council and Symondsbury Parish Council note the point raised in relation to the Basic Conditions statement and the recent statutory changes.

Question 2 – Local Nature Recovery Strategy and Policy L1

We agree that the Plan should more clearly reflect the Dorset Local Nature Recovery Strategy. Subject to the Examiner’s view, we support the proposed additional wording to Policy L1 as follows:

“The green infrastructure network identified in the Dorset Local Nature Recovery Strategy will be given significant protection from development.”

We also agree that the supporting text should be strengthened so that the role of the Dorset Local Nature Recovery Strategy is clearer in the Plan Review.

Question 3 – Habitats Regulations Assessment and Policy L2

We agree that Policy L2 should be amended to reflect the Habitats Regulations Assessment and Natural England’s comments.

Following discussion, we support the following wording for insertion into Policy L2:

“The developers of net new residential dwellings within the Neighbourhood Area will make a financial contribution to delivery of the Chesil & Fleet Interim Recreation Mitigation Strategy in line with Dorset Council guidance.”

This wording is intended to make the policy clear and effective, and to ensure that the necessary mitigation can be secured.



Question 4 – Policy AM6 and “wheeling”

Bridport Town Council and Symondsburry Parish Council understand the intent behind Dorset Council’s suggestion and are sympathetic to the objective of ensuring that the policy clearly supports accessible movement for those using wheelchairs, mobility scooters and similar mobility aids.

We agree to insert the term “wheeling” into policy AM6. We will add the following definition so that the local reader can understand the term. *“Wheeling: the use of wheelchairs, mobility scooters and similar mobility aids as a mean of travel”.*

Question 5 – Policy EE1 and Class E(g)

Bridport Town Council and Symondsburry Parish Council do not currently agree that the policy should be limited to Class E(g) only.

Our view is that the wider Class E category provides necessary flexibility to support local employment and business opportunities. The policy already includes a safeguard that proposals must not have a significant adverse impact on surrounding land uses, and we consider that this should remain an important part of the policy’s operation.

Question 6 – Policy EE2

We agree that this policy would benefit from clearer wording linking the support for the identified development types to appropriate locations and the wider Development Plan.

We support Dorset Council’s wording set out below:

Dorset Council therefore considers that a proportionate modification would be to clarify that proposals should be appropriate to their location and accord with the Development Plan, rather than introducing detailed additional criteria.

Policy EE2 Provision for New & Small Businesses

1. *Development proposals that provide working spaces which encourage homeworking and creative small businesses will be supported, provided they are appropriate to their location and accord with relevant policies in the Development Plan.*
2. *Support will be given for developments on sites that provide for:*
 - a) *Start-up businesses by enabling low-cost facilities in cooperative clusters.*
 - b) *Co-working hubs and live-work spaces;*
 - c) *Working from home, enabling extensions and small new buildings.*
 - d) *Enabling microbusinesses.*

Provided that the scale and nature of the proposal are appropriate to their setting and accord with relevant Development Plan policies.



Proposed supporting text.

Proposals supported under Policy EE2 will also be assessed against relevant Development Plan and national planning policies. Depending on the nature and location of the proposal, this may include policies relating to employment development, design, amenity, transport, pollution and the rural economy. Relevant policies include Policy ENV16 (Amenity) and national policy supporting economic growth, rural enterprise and high-quality living and working environments.

Question 7 – Definition of Affordable Housing

We accept the point made by Dorset Council and will replace the current text with direct wording from NPPF definition of affordable housing Annex 2.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.



Question 8 – Policy H3 and social rent

Bridport Town Council and Symondsbury Parish Council agree with the Dorset Council suggestion of amending the final paragraph of policy H3 to read: *“If the development is phased, then the approved proportion of open market to affordable housing, preferably at social rent, will apply for each phase.”*

Question 9 – Policy H4

We agree that the following amendment to Policy H4.2 would be acceptable:

“To help shape a balanced future community, development of 1 or 2 bedroomed homes, suited to first time buyers, will be strongly preferred.”

Yours faithfully,

(Via email)

Caroline Pearce

Project Manager

On behalf of Bridport Town Council and Symondsbury Parish Council