



THE 2011 PARISH PLAN

In 2011 the Bradpole community produced their Parish Plan covering the Bradpole Civil Parish, which includes Pymore East. From this an action plan was devised and your Parish Councillors have been implementing, where possible, the changes that you requested.

WHAT'S HAPPENED SINCE 2011?

The Parish Council have improved communications both by developing a community web site with up to date and relevant local content at, www.bradpole.org.uk managing an active Twitter account: [@Bradpolepp](https://twitter.com/Bradpolepp) with regular news items, and by publishing information on Parish notice boards.

We have maintained and improved our green community spaces by, installing new benches, regular grass cutting, planting additional trees, quarterly Parish maintenance checks, installing and renewing play and sports equipment. We supported the creation of the Trailway through the Asker River Valley (Happy Island) which provides a green corridor connection to Bridport. By working with, and regularly reporting issues to, WDDC and Dorset Highways the Parish Council have tried to ensure that our footpaths, drainage systems and roads are better maintained.

We have responded to many consultations and supported the retention of public services wherever possible.

The Parish Council have supported community events and offered the community opportunities to form new social groups.

The annually reviewed Action Plan is available on our web site.

WHAT'S HAPPENING THIS YEAR?

The Parish Council are progressing '**safeguarding our community spaces from future development**' by ensuring that land owned by Bradpole Parish Council is properly registered at the HM Land Registry.

We are continuing to investigate additional legal methods to further protect our Green Spaces and are in correspondence with "Fields in Trust".

We have produced a report identifying the green spaces, landscape and historic features to protect within Bradpole Civil Parish for inclusion in the Area Neighbourhood Plan. You can read the report titled '**Bradpole Parish Council Environment & Heritage Report**' at www.bradpole.org.uk under the VISION_2030 Neighbourhood Plan tab.

We are promoting greater usage of our Green Spaces. We are actively involved in <http://www.vision-2030.co.uk/> The Area Neighbourhood Plan.

THE 2016 PARISH PLAN REVIEW

To ensure that all households within the Bradpole Civil Parish had an opportunity to contribute Parish councillors, together with the Parish Clerk and volunteer Lois Rose, delivered by hand 1100 questionnaires. Collection points for responses were set up around the Parish and we are grateful to those individual households and businesses that helped us with that. We received responses from 256 individual households which represented 504 inhabitants.

A SUMMARY OF THE MAIN FINDINGS

The Current Situation in July 2016 (Responses to questions 1 ~ 4)

- 25.4% of homes have one occupant
- 61.3% have two occupants
- 7% have three occupants
- 6.3% have four or more occupants
- 8.9% were aged under 18
- 36.6% were aged 18 – 64.
- 54.5% were aged 65 +.
- 88.7% of respondents are home owners.
- 10.9% are split equally between housing associations and private rentals.

Types of Properties:

- 37.9% are bungalows.
- 30.9% are semi-detached or terraced homes.
- 26.6% are detached homes.
- 4.6% are flats and others including a sheltered home.

No of Years Spent Living in Bradpole Civil Parish:

- 7.42% for less than a year.
- 36.33% for 1 – 10 years
- 56.25% for 11 years +.

Future Housing Needs (Responses to questions 5~8)

- We asked if any households contained occupants looking for alternative accommodation. All 256 households responded to this question, of these 96% do not have any occupants requiring alternative accommodation.
- Only 10 households said that they had an occupant who required alternative accommodation, a surprisingly low figure which provides little detail to base any meaningful assessment upon other than the fact that the demand amongst respondents is very low. Of these occupants who required alternative accommodation all wished to move either within Bradpole or to a nearby town/village with one prepared also to look further afield. 5 would be looking for 1 or 2-bed accommodation mainly in flats/appartments or smaller houses with 5 seeking 3-bed accommodation in either bungalows, semi-detached or detached houses.
6 people were looking for Local Authority, Housing Association, or privately rented Properties,
3 were looking for owner occupier houses,
1 was looking for sheltered accommodation.
There was no demand for shared Ownership.



Housing Development in our Community (Responses to questions 9~11)

We provided an explanation of “**Exception Sites**” where the landowner is able to make sites available at below market rates to enable “low cost” housing for people on land where otherwise it would be impossible to obtain planning consent to develop.

- On the question of building “low cost” homes on our greenbelt land (Exception Sites) the 246 who responded were split 51.6% in favour and 48.4% against.
- When asked the multiple choice question regarding the type of houses, other than “Low Cost”, that should be built, the figures, indicating a general mix, were:
 - 172 (26.3%) Semi-detached. Predominantly 3 bed
 - 168 (25.7%) Terraced. 2 to 3 bed being the equal preference.
 - 118 (18.1%) Bungalows. The preference being for 2 bed.
 - 112 (17.1%) Flats or Maisonettes. Mainly 1 to 2 bed (112)
 - 83 (12.7%) Detached. Priority for 3 bed with a second preference for 4 bed

Asked about the nature of future development respondents provide a variety of comments:

- Of 240 respondents an overwhelming 93% said new homes should be in a style and materials in keeping with existing buildings.
- Of 212 respondents over 82% agreed or strongly agreed that new homes should be built within existing development boundaries.
- Of 171 respondents considering whether new homes should be Flats or Apartments 55% agreed or strongly agreed and 45% were against them forming part of the housing mix.
- Of 176 respondents to eco housing 83% agreed or strongly agreed that they should form part of the mix.
- A lesser figure of 64% of 147 who responded to self-build housing agreed or strongly agreed that they should form part of the mix.
- 96% of 227 who responded agreed or strongly agreed that there should be adequate off road parking.
- 93% of 211 who responded agreed or strongly agreed that any new development should be low density.
- 92% of 150 who responded disagreed or strongly disagreed with high density development.
- Asked whether any new development should be infill only the split was roughly 50/50 of the 153 respondents.

What Other Civil Parish Issues Concerned Our 256 Responding Households? (Question 12)

A range of other issues were raised ranging across housing requirements and development, parking difficulties, maintenance of public footpaths and roads, public services and people's litter.

Many of these are recurring problems and to an extent we all have a personal responsibility here.

The District Council (WDDC) is seeking to reduce the amount of maintenance work it undertakes but the work still has to be undertaken and the costs will fall upon the Parish Precept. The Parish Council is discussing this issue with WDDC and the Parish website will be updated as this develops.

When other issues come to light, that are beyond the responsibility of Bradpole Parish Council, they are brought to the attention of the Agencies concerned.

Some comments related to issues beyond the Bradpole Civil Parish Boundaries and are outside of the remit of this report.

2016 Bradpole Parish Plan Review Summary

In 2011 the Census for Bradpole Civil Parish recorded the population as 2339 persons. For the 2016 Parish Plan Review Questionnaires were delivered to all households within the Civil Parish and 256 (24%) were returned. The households returning questionnaires comprised of some 500 residents (21%).

The 2016 findings relating to age profile, home ownership etc. were in line with the 2011 Census which indicates that this current review is based upon a fair representation of the whole Civil Parish.

The questions posed in the 2016 review were largely based on future housing needs. The responses will ensure that Bradpole Councillors are adequately informed when the inevitable issues arise surrounding future development within the Civil Parish**.

The 2011 Parish Plan covered a wider range of issues but it did stress the importance of protecting our Green Spaces and avoiding large-scale housing development whilst at the same time acknowledging the need for more lower-cost (affordable) homes.

Once again there is strong resistance to large-scale development (40% against + 52% strongly against).

A lower number of residents, but still a majority, were against building on "Green Belt" land adjacent to our existing development boundaries. (36% against, 22% strongly against).

However when questioned about using "Green Belt" land for lower cost "affordable" housing residents were split (52% For & 48% Against).

Whilst the latest available figures from the Office for National Statistics (ONS) predict a modest decline in the population of Bradpole Parish the figures for the wider Bridport Area in general predict a significant rise. Source: <https://apps.geowessex.com/stats/>

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The 2015 adopted Local Plan recognised this and has allocated sites for up to 945 new homes in the Area in the period to 2030. The strategic development site at Vearse Farm will provide up to 760 of these homes whilst other site allocations make up the balance, the largest of which being the comprehensive mixed-use development for up to 105 homes at St Michaels's Trading Estate in central Bridport. The Local Plan also identifies the land at the southern end of Jessopp Avenue adjacent to Bredy Vets as having a capacity for up to 40 homes. This land, on the border of Bradpole Civil Parish, actually falls within Bridport Town boundaries.

**A review of the 2015 Local Plan has already commenced to look at the housing requirement up until 2035. Furthermore at the time of writing this report West Dorset District Council had issued a 'Call for Sites' which they say: *“is an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs ensuring that there is sufficient land available within our local areas to meet our development needs.”* Source: <https://www.dorsetforyou.gov.uk/SHLAA/west/weymouth> It is possible that land will be offered within Bradpole Civil Parish for consideration in response to this “Call”.

Whilst 49% of respondents agreed, and a further 33% strongly agreed, that any future development should be within existing development boundaries there is little land available within these boundaries which currently sit hard around the built up area.

Over the past 50 years there has been much development in the Wider Bridport Area with varying results. It is not difficult to imagine what this area may look like in 50 years time as inevitable development occurs and the pressures that come with that.

With the information and opinions that have been provided by residents Bradpole Parish Council will continue to argue the case that any development is proportionate, meets the aspirations of our residents and does not repeat the mistakes of the past.

The full breakdown of responses is available in a spread sheet form
from the Parish Clerk

A copy of the current Action Plan and the 2011 Parish Plan is available on our website

www.bradpole.org.uk

We thank those residents who took the time and trouble to complete and return their questionnaires to enable the Parish council to be able to properly represent residents' views

“A healthy and vibrant community is one that encompasses a diverse population made up of people of all ages, circumstances and backgrounds.

Central to this is the need to make available an adequate mixture of housing types, sizes and affordability that meets all of their needs in a location that is closely and sympathetically integrated within the local Community”

[Return to top](#)