

Bradpole Parish Council

Response to

Bridport Area First Stage Site Assessment Survey – Consultation Draft January 2017

Preamble

PART 1 of this consultation draft deals with those sites within Bradpole CP in the order that they appear in the **Site Assessments Survey**. The source of the information has been gathered from existing documents including our own response to WDDC *Issues & Options* and SHLAA docs ([incl. SHLAA Dec 2016](#))

Comments in italics are from the Sites Assessment Survey Team .

PART 2 deals with the more general comments within the survey concerning the wider plan area.

PART 1

Sites Ref:

5) Land off Happy Island Way.

Site visit comment: Major issues. Highly controversial site. Potential capacity for approximately 20 – 30 homes on lower SW portion. Should require improved public access and management of higher ground as green open space. Drainage strategy may also be required.

SHLAA DEC 2016, West Dorset - Bridport - Submitted Sites with Development Potential

“Development restricted to southern part of the site.- south of footpath. Exclude built development from flood zones 2 & 3. May need to assess site further to determine mitigation. Conclusion - A developable site.”

n.b. Site Reference: WD/BRID/020 Land adjacent Happy Island way is the only Bradpole potentially developable site in the Dec 2016 SHLAA

Bradpole PC: Outside of the Development Boundary. The site contains wildlife habitats & mature vegetation which provides a screen for the development along Jessopp Avenue. The site provides a green buffer and screen to the river and open space area.



The Monarch's Way footpath <https://twitter.com/Monarchsway> crosses this site providing extensive views across the surrounding countryside. (As mentioned in our [March 2016 Environment & Heritage Report to the Area Neighbourhood Plan](#))

The higher land to the N.E., including the area known as High Acres, is a prominent wider landscape feature. Development here would have an unacceptable impact upon the AONB.

There is some scope for a modest well-placed development to the S.W. of this site above the flood zone but at an elevation that would not damage the character of the landscape. There is known to be considerable local opposition to developing this well frequented site. Any small scale development would need to be on an “exception site” basis for occupiers who meet “local connection tests” and the tenure should always remain within those parameters.



Land off Happy Island Way (5)
looking toward the lower portion
Happy Island Way cul-de-sac

5) Land off Happy Island Way. (cont)

We believe there are two ransom strips at Jessopp Avenue & Happy Island Way owned by local developers. **Question for VISION:** Have the various landowners been asked if they would allow the land to be sold at considerably less than open market value (as an exception site)?

In the past Bradpole PC have made enquiries of one of the landowners (a Charitable Trust) who have said that they would only be able to sell the land for development at “full market value”.

6 Jessopp Avenue.

Site visit comment: Minor issues. Limited potential for approximately 6 homes. Should require improved public access and management of green corridor adjoining the river and retention of trees

SHLAA DEC 2016, West Dorset - Submitted Sites with No Development Potential

WD/BRID/045 Land North of 13-93 Jessopp Avenue:

“Residential development here would remove the important screening and buffer effect of the site, particularly from the western side of the river. Residential development would result in a detrimental change of character and unacceptable impacts on the landscape.”

Bradpole PC: We concur with the above comments.

Jessopp Avenue site (6),
Possible easterly long term river drift
Part of the River Asker corridor
referred to in our March 2016
Environment & Heritage Report



7/8 Townsend Way

Site visit comment: Major issues. Highly controversial site likely to raise major AONB objections. Drainage strategy could provide local benefits, and improved walking / cycle links should be requirement. Check key public views towards site identified.

SHLAA DEC 2016, West Dorset - Submitted Sites with No Development Potential

WD/BRID/087 Land east of A3066 and North of Gore Lane/Mangerton Lane

“Development would have a detrimental impact on the Dorset AONB & setting of Bridport. (Bradpole)”

Bradpole PC: Outside of the Development Boundary. Development here would have a significant detrimental effect on the AONB. Remote from Bridport Town centre. An area of high grade agricultural land. Additional infrastructure from the A 3066 would be needed. There is no footpath or cycle link with the rest of Bradpole village. There is a history of highway flooding. There has also been field flooding this winter as is normally the case. Development to the East of this site would impact upon the conservation area. The current DDB provides a barrier to further urban sprawl into the AONB, this should be maintained.

12 East of Mangerton Lane

Site visit comment: Unsuitable. Not considered suitable for development. Consider designation of upper portion, particular in relation to scheduled monument, as Local Green Space. Check key public views towards site identified.

SHLAA DEC 2016, West Dorset - Submitted Sites with No Development Potential

WD/BRID/087 Land east of A3066 and North of Gore Lane/Mangerton Lane

“Development would have a detrimental impact on the Dorset AONB & setting of Bridport. (Bradpole)”

Bradpole PC: We concur with the SHLAA DEC 2016 comments and would add that the site is both elevated and visually prominent, road access is extremely poor.

13 Watton Hill

Site visit comment: Unsuitable. Not considered suitable for development. Consider designation of land as Local Green Space, particularly upper slopes and areas with public rights of way.

Appears in our **March 2016 Environment and Heritage Report** to the Area Neighbourhood Plan as an area for Green Space designation



Watton Hill (13) from the East.
Watton Gardens already makes an unwelcome intrusion onto this hill.

It is notable that WDDC have not even considered this site in the current review.

In the SHLAA 2015 it was stated:

SHLAA 2015 Appendix I - Submitted Sites with No Development Potential:

WD/BRID/041 North of St Catherines School

Unacceptable landscape impact. Rising ground on slopes of Watton Hill visually prominent above settlement, detrimental to key "undeveloped hills" characteristic of area. Potential highway issues at this site.

WD/BRID/044 Land at Watton Hill Highway network is likely to be unsuitable for further development in this area. Removal of woodland would significantly damage the character of Watton Hill within the "wooded hills" character type. Rising ground on slopes of Watton Hill is visually prominent above the settlement. Residential development here would be detrimental to the key "undeveloped hills" landscape characteristic of area, resulting in unacceptable landscape impacts, and continuing existing harmful development to the south. Steepness at this site makes development here impractical.

Bradpole PC: The above comments remain valid.

17 Home Farm

Site visit comment: Unsuitable. Not considered suitable for development, other than re-use of existing farm buildings which would be allowed if appropriate under current policy. Consider designation of land between Home Farm and river corridor as Local Green Space.

Bradpole PC: Area C East of Lee Lane. (BR3) Outside of the Development Boundary. Development here would have a significant detrimental effect on the AONB. Approached by a single track lane with passing places and no footways. There could be concerns with the Lee Lane / A 35 junction. A sloping site, drainage issues would need to be considered. Development would affect the setting aspect, there are rural edge issues and public countryside footpaths cross the site.

n.b. This site relates more closely to Home Farm rather than the whole of the land East of Lee Lane.

Some of the land is very close to the conservation area and any development would have an adverse effect.

All the roads which access this site are inadequate for any increase in traffic. (See photo below.)

Re farm buildings - a planning application for change of use to B1/B2 was approved during 2016.

The Green environment and public right of way around the Mangerton river in this area was mentioned in our **March 2016 Environment and Heritage Report to the Area Neighbourhood Plan**

20 North of Gore Cross (west of A3066)

Site visit comment: Unsuitable. Not considered suitable for development. Check key views towards site considered.

Bradpole PC: Outside of the Development Boundary. Development here would have a significant detrimental effect on the AONB. Remote from Bridport Town centre. An area of high grade agricultural land. Additional infrastructure from the A 3066 would be needed.

20 North of Gore Cross (Cont)

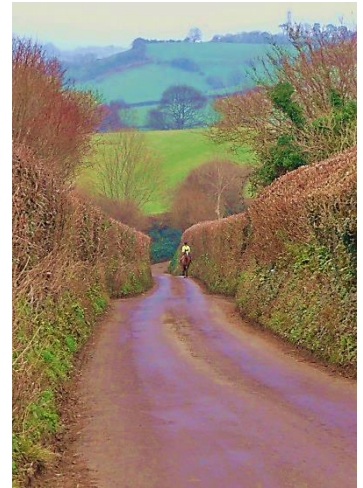
There is no footpath or cycle link with the rest of Bradpole village. There is a history of highway flooding. The current DDB provides a barrier to further urban sprawl into the AONB, this should be maintained. It affects the setting of a listed building.

21 West of Lee Lane

Site visit comment: Unsuitable. Not considered suitable for development.

Bradpole PC: Outside of the Development Boundary. Development here would have a significant detrimental effect on the AONB. Approached by a single track lane with passing places and no footways. There could be concerns with the Lee Lane / A 35 junction. A sloping site, drainage issues would need to be considered. Development would affect the setting aspect, there are rural edge issues and public countryside footpaths cross the site.

Wide enough for a horse & rider.
The “Sunken” Lee Lane approach to
Bradpole from the A35



The comments from SHLAA 2015 remain valid:

**SHLAA 2015 Appendix I - Submitted Sites with No Development Potential
WD/BRID/043 Land at High Acres, Lee Lane.**

Unacceptable impact on landscape and AONB due to the highly visible nature of this site.



Agricultural land (mid distance) west
of Lee Lane (21) seen from Watton Hill

End of Bradpole Site Assessments.

PART 2

The Site Assessment document is an advisory document to inform the development of the Neighbourhood Plan (NP). It is not a formal policy document of the NP and should not be used as such to influence the Local Plan Review until a final NP is “made”.

- Vision-2030 covers the period up to 2030. The 2015 adopted Local Plan covers the period to 2031 & the current Local Plan review, which refers to many of the sites in the NP sites assessment, is for the period to 2036. It is questionable whether the NP to 2030 will be taken into consideration by WDDC when reviewing the Local Plan to 2036.
- Any additional site allocations need to be agreed by
 - 1) the individual parishes and,
 - 2) the Joint Councils Committee, as the Qualifying Body, in discussion with WDDC Planning.
- Regarding “the two broad locations that appear to warrant further investigation for any strategic level of growth”:
 - BR4 (Land north of Townsend Way)...**Dealt with in Part 1.
 - BR5 Land East of Watton**, which is No.18 on the site map, is not within Bradpole Parish and therefore needs to be responded to by the appropriate Parish. (Symondsburry)
- Our own [Parish Plan & 2016 Review](#) suggests a requirement of up to 40 homes split c.50/50 affordable/ open market but with a clear desire to protect our greenfield sites. There was an overwhelming comment that any large development was unacceptable to residents. There is little available land within the Civil Parish but adjoining the Parish boundary there is, within the 2015 Local Plan, an allocation of some 40 homes at BRID3. LAND TO THE EAST OF BREDY VETERINARY CENTRE, OFF JESSOPP AVENUE. Bradpole residents would regard this as local.
- Across the wider NP area sites for 945 homes were identified in the 2015 Local Plan for development up to 2031 and there was no need identified to provide more than that.
- The Feb 2017 [Housing White paper](#) has emphasised the need to keep within DDB as far as possible by addressing density, building up (and down), house sizes, and maxing out brownfield sites by regeneration & redevelopment before encroaching onto greenfield. It may not be to everyone’s taste but it is the direction of travel that the White Paper is proposing which will be supported by the N.P. ACT currently passing through Parliament. The sites to the North & East of Bradpole, due to their remoteness from the settlement and lack of sustainable transport links, would seem to fly in the face of the White Paper’s intentions.

In providing this response to the listed sites we are conscious that there are few sites with viable potential development possibilities available within the Civil Parish. This is mainly because suitable land that did exist was largely developed in the latter part of the 20th C.

There may be other small parcels of land within the Civil Parish that could have potential for the development of “low cost homes for local people”, economy or community purposes but these have not been brought forward under the call for land for one reason or another. (lack of a benevolent/willing landowner, legal constraints etc.) We recall that there may be some local authority owned land adjacent to the Gore Cross Industrial site which may be developable.

END

Glossary:

AONB.....Area of Outstanding Natural Beauty

DDB.....Defined Development Boundary

SHLAA...Strategic Housing Land Availability Assessment

Bradpole Parish Council March 2017

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