

Bradpole Parish Council Consultee Response on Planning Application WD/D/19/001202

Address: LAND NORTH OF ORCHARD CRESCENT AND EAST OF DOTTERY ROAD B3162,

After discussion at the June 2019 meeting of Bradpole Parish Council, the corporate view of Councillors was to OBJECT to this application on the following grounds:

This site is outside of the local development boundary within the Dorset AONB.

It is described as “a site with no development potential” on the current interactive SHLAA (Strategic Housing Land Availability Assessment) map.

The moderate to steeply sloping site is thought to be of Grade II agricultural quality.

Material Planning Considerations

a) Local and National Planning Policies

The **2019 National Planning Portfolio Framework (NPPF)** gives great weight to the protection of the Environment in an AONB. The Dorset AONB is a nationally designated landscape where there is a presumption AGAINST major development. Any new development should not adversely affect the qualities of the AONB.

Consequently the considerations of the Dorset AONB should be sought.

2015 Local Plan.

The proposal would appear to breach a number on the environmental policies which support the Strategic Environmental Approach within the Local Plan.

Whilst the Local Plan calls for 35% of affordable housing on Open Market Sites, the site comprising this application is considered an “Exception Site” being outside of the defined development boundary.

The Local Plan allows for SMALL developments of 100% affordable housing on “Affordable Housing Exception Sites”, this application does NOT meet the criteria of policy HOUS2.

The Local Plan identifies Vearse Farm as the allocated site for the strategic housing growth for the Bridport area. Recent planning decisions have confirmed that this may provide up to 760 homes (35% “affordable”) and subsequent planning reports have indicated that adjoining land could provide an additional c. 170 dwellings

Emerging Bridport Area Neighbourhood Plan (BANP)

The application site falls within the 2014 designated Neighbourhood Plan Area.

The Neighbourhood Plan has recently been submitted to Dorset Council and as such the National Planning Portfolio Framework (NPPF) *para 48* allows it to carry some weight in planning considerations.

The Housing Needs Assessment underpinning the Neighbourhood Plan considers that there is NOT a need for more open market housing within the Plan area, particularly given the strategic allocation at Vearse Farm and other current agreements and allocations, but does highlight the local need for “affordable housing”. As such the Local Plan policy for “Affordable Housing Exception Sites” has been amended within the BANP (H3) to allow for a proportion (i.r.o. 25%~30%) of open market housing on SMALL affordable housing development sites for local people to be maintained as affordable in perpetuity. This application does NOT meet this criteria.

The BANP does not specifically seek to designate this site as a protected Green Space/Gap but it does seek to protect River corridors. In this case the proposed “development” is above the adjoining river corridor but, given that it is on higher ground, is visible from other areas within the BANP area and will consequently have a negative effect.

b) Traffic Transport & Parking Issues

There are a number of roads that can provide access to the site all of which suffer from varying degrees of congestion, particularly along some of the narrower streets which include the access routes to Bridport Community Hospital. Any long term increase in traffic volume or shorter term construction traffic is likely to escalate the problem particularly for any emergency services.

c) Flood Risk

A flood report accompanies the application and should be fully, and independently, considered by the planning authority. There are known to be existing problems with surface run off.

d) Layout, Design and Visual Appearance of Development

As this is an outline planning application no information has been provided to enable a proper consideration to be undertaken of such matters. It would be preferable to have this information available before any decision to permit development can be correctly assessed.

e) Harm to the Environment

Appropriate reports (LVIA, Biodiversity, etc) have been commissioned by the applicant and should be fully, and independently, considered by the planning authority. For example there are 11 species of bats on site and at least one badger sett. It is a locally known habitat of other wildlife species.

f) Residential Amenity

The construction stage will inevitably have an effect on residential amenity and given the fact that the land is moderate to steeply sloping any resulting development could have an over-bearing effect on the existing properties. A number of Rights of Way exist here which are frequented by local residents.

g) Infrastructure

This application fails to identify how supporting infrastructure will be provided, for example health, education and local services.

The July 2018 Bridport Landscape and Heritage Study referred directly to the area in and around this site (section 7 of the study) and reported:

*“The landscape’s unsettled, strongly agricultural character, role as a backdrop and containment to the northern edges of Bridport at Court Orchard (surrounded by open AONB-designated countryside), setting provided to adjacent Grade II Listed buildings at Pymore, including Pymore Terrace (which directly overlooks the landscape) all present sensitivities to development. Sensitivity is also increased by views from higher slopes across the River Brit and beyond to the distinctive hilly setting of Bridport, and natural character provided by hedgerows, trees and scrub/rough pasture/woodland along the tributary valley. Overall landscape sensitivity is therefore judged as **moderate-high**.”*

The Application Document

The application is a speculative attempt to obtain planning permission by a “land promotion” company, acting on behalf of separate registered landowners (Land Reg DT384687), which will take its return when the land is sold to the highest bidder if and when outline planning permission has been obtained. (as referred to in the company’s published annual accounts)

The application is seeking to promote short-term gain for the speculators and landowners over creating a long-term value for the area and should be declined.