

**Burton Bradstock Parish Council  
Parish Plan 2014 - 2019**

## Contents

Acknowledgements .....	3
1 Introduction and the Consultation Process.....	4
What is a Parish Plan? .....	4
The Parish Plan and the Land Use Planning System.....	4
The 2006 Parish Plan and Progress on Its Aims.....	5
Consultation on this Parish Plan.....	6
Comments on the Parish Plan .....	6
2 The Parish – Facts, Figures and the Future .....	7
The Parish: Statistics and Trends.....	7
Population & Age Structure.....	7
Dwellings and Tenure .....	8
Significant Findings / Observations for the Parish .....	8
Future Direction and Emphasis .....	9
3 Topics.....	10
The Environment .....	10
Housing.....	11
Leisure & Recreation .....	13
Accessibility .....	15
Community Safety .....	16
4 The Parish Plan .....	18
Vision and Policies .....	18
Projects.....	20
5 What Happens Now?.....	22
Launching and Implementing the Plan.....	22
Appendix 1 <u>C</u> onsultations Informing this Parish Plan .....	23
Appendix 2 <u>S</u> electd Statistics about the Parish .....	39

## **Acknowledgements**

The Parish Council would like to thank everyone who has given their time, support and help in producing this plan, and to everyone who has responded to the consultations.

# 1 Introduction and the Consultation Process

## What is a Parish Plan?

- 1.1 A Parish Plan provides the policy frame and mandate for the Parish Council and partners to undertake their work.
- 1.2 A Parish Plan should identify the issues of importance to a community, including social, economic and environmental concerns. It should also:
- Be based on information gathered from effective consultation and community involvement;
  - Identify which features and local characteristics people value;
  - Identify local problems and opportunities and ways to address them;
  - Spell out how residents want the community to develop in the future;
  - Include a plan of action and say who needs to be involved to achieve this vision with a realistic programme for funding and delivery.
- 1.3 A Parish Plan should aim to provide a comprehensive and holistic vision for the local community, having identified what is important to it. It should also seek to identify actions and projects to address concerns raised and to help achieve that vision. It should be based on views drawn from the entire community, and it is important that everyone should have an opportunity to participate in its preparation.

## The Parish Plan and the Land Use Planning System

- 1.4 The coalition government has reformed the land use planning system, producing the National Planning Policy Framework (NPPF) in March 2012. The NPPF provides specific guidance on sustainable development for Local Plans that are to be produced by Local Planning Authorities – West Dorset District Council (WDDC) for Burton Bradstock. Local Plans set out the Authority's strategic priorities for development and include site allocations to meet residential dwelling growth targets with supporting policies and actions for the environment, resource management and economic objectives. They are submitted to central government for approval.
- 1.5 Following consultation WDDC submitted its local plan for approval to central government in June 2013. The Planning Inspector rejected the plan as he felt it did not contain sufficient new residential development. At the time of drafting a revised local plan has yet to be submitted.

- 1.6 It is also open to smaller neighbourhood communities, such as parishes and towns, to develop and have approved Neighbourhood Plans. These plans must not be in conflict with Local Plans (e.g. in wanting to reduce the amount of new house building), but can influence and inform the planning process by requiring particular features or characteristics of new housing/ business developments, and can increase, but not decrease, the extent of development compared to the Local Plan.
- 1.7 Local Plans deal primarily with the built environment, and are not Parish Plans. The Parish Council will consider and consult with parishioners on the need to develop a Neighbourhood Plan for the Parish once WDDC's Local Plan has been finalised.

### **The 2006 Parish Plan and Progress on Its Aims**

- 1.8 The first Parish Plan was completed in 2006 and has served as a guide to the Council's work since then. Electronic copies are available on:  
[www.burtonbradstockparishcouncil.com/Village%20Plan/Burton%20Bradstock%20final%20051006.pdf](http://www.burtonbradstockparishcouncil.com/Village%20Plan/Burton%20Bradstock%20final%20051006.pdf)
- 1.9 The Plan contains an Action Plan setting out short, medium and long term aims. While some progress has been made in some areas, in others matters have deteriorated. For example:
- The Plan's key issue was Traffic - the volume of traffic, its speed through the village, and pedestrian safety. Using the Parish Plan the Parish Council was able to put forward strong arguments to the Highways Authority and was able to include improved safety measures in the Coast Road Improvement Scheme, which were implemented in 2011.
  - The extent of second and holiday homes and affordable housing in the Parish was the second big issue. Here the results of the 2011 Census show that since 2001 there has been a net increase of only 2 affordable rented homes (from 60 to 62) and 5 shared ownership homes in the Parish. At the same time the number of second / holiday homes increased by more than 30% from 93 to 123<sup>1</sup>.
- 1.10 What is apparent in reviewing progress is that the most important issues depend on bodies other than the Parish Council, such as the senior Local Authorities (DCC and WDDC) and central government and its agencies, where the resources and powers available are far greater than are available to us.
- 1.11 We have tried to take this into account in developing this Parish Plan and in re-setting our targets, and to focus on those areas where we might make a significant difference.

---

<sup>1</sup> As measured by homes with no usual resident, so will include homes vacant and awaiting sale.

## **Consultation on this Parish Plan**

- 1.12 In 2010 the Parish Council agreed to review and update the 2006 Burton Bradstock Parish Plan. The work involved has been shared between the Parish Councillors, and because of our then small numbers has taken longer than hoped.
- 1.13 As part of the process a public consultation was held on September 25th 2010. Following this a wide range of ‘conversations’ has been held with local people, local organisations and statutory agencies including the local authorities, and a second round of public consultation was held in September – November 2013. A final consultation on a draft of the Parish Plan was undertaken in March/ April 2014. The process and outcomes are described in Appendix 1.
- 1.14 In May 2014, and taking account of the latest responses to consultation and intervening events, the Parish Council decided to draw together a final draft for approval and adoption at an early meeting. Accordingly this draft of the Burton Bradstock Parish Plan 2014 – 2019 was approved and adopted by the Parish Council on 2 July 2014.

## **Comments on the Parish Plan**

- 1.15 Parish Plans need to be flexible and to adapt to changing circumstances and events. If you have any comments on or changes to the Plan that you want the Parish Council to consider please address them to the Parish Clerk, The Reading Room, High Street, Burton Bradstock, Dorset DT6 4QA or raise them at any Parish Council meeting under the appropriate “Parishioners’ Comments” item.

## 2 The Parish – Facts, Figures and the Future

### The Parish: Statistics and Trends

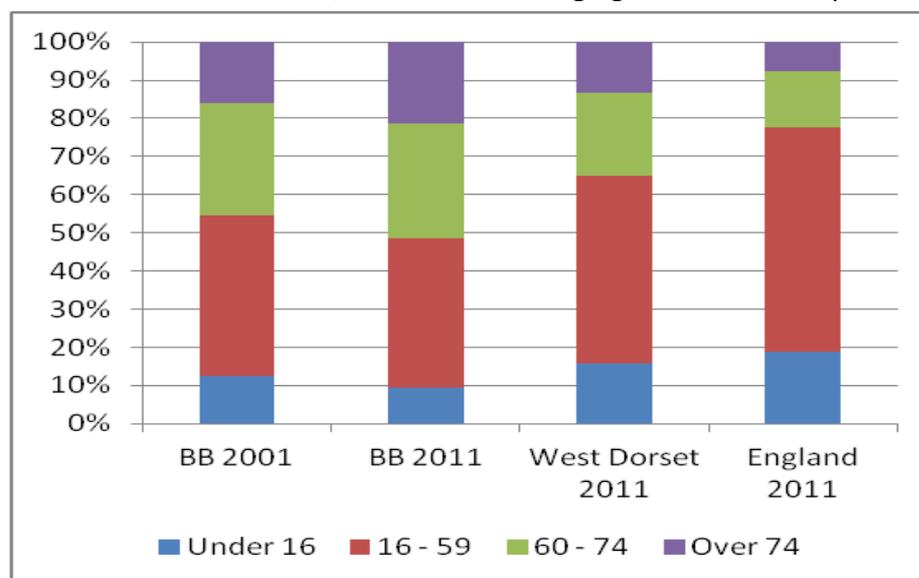
2.1 The original Parish Plan sets out much information about the Parish, its location, history and what goes on – clubs, societies etc. We do not repeat that here, but instead refer to the original Plan (see paragraph 1.8) and the Burton Bradstock On-Line website:

<http://www.burtonbradstock.org.uk/>

2.2 The results of the 2011 Census for the Parish became available in 2013. Selected statistics and comparisons with other parts of the Country and the 2001 Census are in the table shown at Appendix 2. The charts below highlight some key aspects of them.

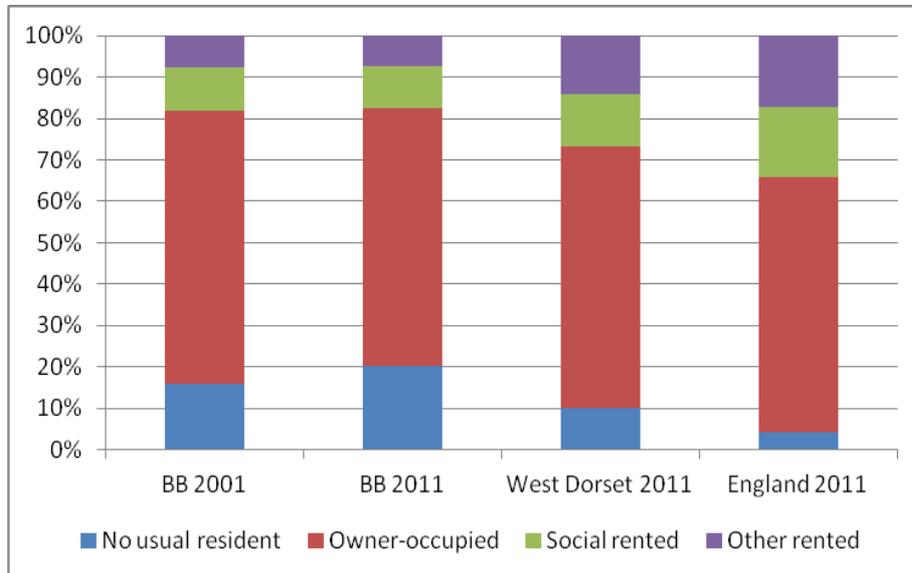
### Population & Age Structure

2.3 Comparing the 2001 and 2011 Censuses, the usually resident population of the Parish fell from 980 to 948, with the following age structure comparison:



## Dwellings and Tenure

- 2.4 Over the same period the number of dwellings in the Parish increased from 580 to 604, with tenure broken down as follows:



## Significant Findings / Observations for the Parish

- 2.5 From the Census results it is apparent that:
- 2.5.1 Overall the numbers of usually resident people and households are declining as the proportion of second homes is increasing. This is despite a small increase in the number of dwellings in the Parish.
  - 2.5.2 By proportion, the Parish has 50% greater older residents (60+) than West Dorset, and more than twice as many as in England. The number of over 60s has increased by approximately 10% between the Censuses (446 to 488).
  - 2.5.3 Again by proportion, the Parish has about 50% fewer younger residents (under 16s) than West Dorset and half that of England as a whole. The number of under-16s has declined by more than 25% between the Censuses (from 123 to 90).
  - 2.5.4 These statistics support the perception, gained in part from observation of where village school pupils live and in-migration to the Parish, that fewer children are being born/ move into the Parish and younger households are being replaced by older incomers.
  - 2.5.5 The increasing number of homes with “no usual resident” reflects the desirability of the Parish with consequent high house prices, and underlines the

importance of continuing to seek additional affordable housing for local residents.

## **Future Direction and Emphasis**

2.6 From the consultations received and the changes/ trends apparent in the Parish, the Parish Council believes that it needs to focus the revised Plan and its future activities on:

- The needs of our young people.
- Increasing access to affordable homes in the Parish for local people.
- Continuing to seek improvements in road safety.
- Improve accessibility (walking/ cycling/ public transport).
- Preserving and enhancing the environment – natural and built heritage.
- Exploring local, renewable energy provision.
- Supporting and enhancing community facilities.
- Supporting the local economy, seeking to build prosperity for all.

2.7 In autumn 2012 the Parish Council bought the field know locally as Corncrake in order to secure its future against inappropriate development/ use, and for potential use in improving local facilities. The future of Corncrake features significantly in the Projects which are set out later in this Plan.

### 3 Topics

3.1 This section of the Plan provides an overview of the Parish through five topic areas as follows:

- The Environment;
- Housing;
- Leisure and Recreation;
- Accessibility; and
- Community Safety.

#### The Environment

3.2 Compared with much of England our parish ecosystems and landscape quality are high quality. The whole of the Parish falls within the nationally designated Area of Outstanding Natural Beauty and significant parts of the coastal strip are part of the Lyme Bay Special Area of Conservation (SAC).

3.3 There are many important views within the Parish, including those that contribute to the high quality landscape setting of the village and the area more generally. Important viewpoints include the following:

- Freshwater up the Bride Valley to the Church,
- The undeveloped coast from Cogden to West Bexington south of the Coast Road,
- Cliff Road along the coast east and west,
- The coast west from Coastguard Cottages
- North Hill toward Colmers Hill
- Grove Road across the field and leat to the Rookery
- Bennetts Hill to Shipton Gorge
- Corncrake east along the river
- The Village Green as a setting for the heart of the Conservation Area
- Gages Lane into the village

3.4 Additionally the following green spaces perform important services or provide important landscape settings for the village:

- Playing field
- Corncrake
- The Village Green and Five Elms Green

- Flood plain to Freshwater
- Spaces/ gardens within the core of the village
- Fields behind Darby Lane/ north of the Rookery
- The skyline along North Hill

3.5 And there are the following significant trees:

- Sycamore on the Village Green
- White Poplars by the River Bride
- Black Poplars along the field boundary of the Rookery

3.6 The core environmental issues we face as a Parish are the decline in natural wildlife habitats and inappropriate built developments. The Parish Council is consulted on Planning Applications for development and will make comments aimed at conserving and enhancing the special qualities of the landscape and characteristics of the area. For example, objecting to tree removals where there is no good cause and built development that is not in keeping with the local vernacular.

3.7 Our response to the environmental issues facing the Parish should be threefold:

- Stop the rot
- Protect the best
- Enhance the rest

3.8 To do this we need to work with the WDDC's Planners, Natural England, Dorset AONB partnership and others to gather information about our built and natural heritage and special places, including habitats and important species, and seek to agree how to conserve and enhance them, including developing our own guidance on responding to consultation on Planning Applications.

3.9 We need to be clear about what actions are involved, communicate this information widely to Parishioners and actively seek arrangements including deals with farmers and landowners to ensure positive actions are taken. .

## **Housing**

3.10 Housing is one of the most important topics for the Parish Plan and the future of the Parish – not just its “built form” but how much there is and who lives in it – or doesn't!

3.11 As a result of its desirable location and local amenities, the village is a "sought after" place to live, causing house prices to escalate. Most residents are now owner-occupiers although a significant number of dwellings are second or holiday homes. Particularly in our area where wages are lower than average

escalating house prices make it very difficult for young people to get onto the property ladder, thus increasing the need for more affordable housing. Lack of affordable housing contributes to out-migration of young people, which can reduce the balance and viability of the area.

- 3.12 These effects can be seen clearly in the comparison of Census data summarised in section 2, and set out in more detail in Appendix 2. The increase in second/holiday homes, the reduced number of younger residents/ increase in older ones, the lack of children taken together raise questions about the future nature of the Parish in terms of its representing a cross section of society or a retirement community. The current trend is a move towards a retirement community.
- 3.13 If there is a desire to return to a community with more children and younger households, there needs to be an increase in the affordable housing available in the Parish (including equity shared homes), as otherwise market forces and prices will keep living in the Parish beyond most younger households' reach.
- 3.14 The major questions arising for the Parish and the Parish Plan are:
- What sort of community do we want to be?
  - What does this mean in terms of new dwellings and affordable housing?
- 3.15 The Parish Council's view is that there is sufficient market sale housing in the Parish, but there is a considerable need for a range of affordable housing, rented and shared equity particularly for younger people and households with children. This is supported by both the September 2010 and November 2013 consultations, which showed significant support for attempting to increase the amount of affordable housing available for local people. Additionally, and particularly in respect of shared equity housing, long term affordability needs to be locked in.
- 3.16 The Parish is relatively small and any large scale development would not be desirable or indeed suitable due to its rural location, lack of adequate infrastructure and the restrictions on development imposed by special landscape designations. WDDC's new draft local plan supports this view in proposing that the majority of new housing should be built within larger towns and existing urban areas, limiting most new housing development in the countryside and on green field sites.
- 3.17 In particular the draft local plan proposes that Burton Bradstock's Defined Development Boundary remains, so that new housing development in the Parish would be very limited. Possible exceptions to this are the identification of rural exception sites for affordable housing to meet local needs, and the development

of a Neighbourhood Plan, which would be subject to a referendum, and could identify further housing development sites for mixed use<sup>2</sup>.

## Leisure & Recreation

### Sport and Outdoor Recreational Facilities

- 3.18 The village has a playing field and playground owned by the Parish Council.
- 3.19 The playing field has a small sized football pitch with moveable nets and a basket ball post, and is used primarily by the village school.
- 3.20 The playground has a range of equipment designed for younger children provided by joint fund raising activities in 2006. The Parish Council continues to maintain the majority of the playground equipment, although there are few children resident in the Parish who are of an age to benefit from it.
- 3.21 There are a number of sports and recreational centres nearby, including the recently opened swimming pool, 10-pin bowling and associated facilities at Freshwater, the Bridport Leisure Centre and the Highlands End swimming pool and associated facilities.
- 3.22 To find out what our young people actually want and would use, Youth “Funday’s” were held. While these showed limited demand for a full sized football pitch/ multi-use games area, they identified the following facilities that younger people would like:
- youth club type facilities: initial attempts to establish a regular weekly youth club (autumn 2009) indicated a lack of support from parents and other adults to help run it and no regular suitable venue available. Improvements in the availability of community space suggest that further attempts might be made in this area.
  - somewhere “to do their own thing”: there are obvious difficulties/ dangers in providing unsupervised facilities for younger people, and clearly the use of such a facility would need to be monitored.
- 3.23 In addition to this feedback, the Projects consultation in November 2013 showed significant support for enhancing sports and recreational facilities on the playing field, possible using part of Corncrake.

### Footpaths

- 3.24 There are many footpaths in and around the Parish offering magnificent walking and views over the countryside and the Jurassic Coast. The BB Volunteer Working Group has been instrumental in improving a number of these and

---

<sup>2</sup> Note that given the Parish Council’s view that there is sufficient of market sale housing in the Parish, it would only pursue this latter course in order that proceeds from the market sale housing provided subsidy for affordable homes.

discussions to improve accessibility between the Parish Council and landowners continue.

### **Community facilities**

- 3.25 The Village Hall is the main venue for community activities in the Parish. It provides a valuable asset for many groups and is a centre for many community activities. It has recently undergone internal refurbishment, including the installation of improved toilet, kitchen and audio-visual facilities. Following a recent condition survey, where no problems were found with the basic structure, significant works to the exterior are planned for the next few years. While bookings are healthy, there is some spare capacity outside of peak demand periods.
- 3.26 The Burton Bradstock Community Library provides a wide range of library services. It is run by the Friends of Burton Bradstock Library (FBBL) with support from Dorset County Council. The Library building is leased by DCC to the Parish Council (99 year lease) and sublet to FBBL. At the time of drafting FBBL is making arrangements for wider community use of the building out of Library hours.
- 3.27 The Reading Room also offers limited space for courses, meetings, art exhibitions etc, and is the Parish Council's base. Part of the upper floor is licensed for commercial use and there is some limited community and commercial use of the ground floor.
- 3.28 The September 2010 consultation indicated that there are few user difficulties in booking facilities and no issues were raised in the November 2013 round.
- 3.29 The Parish Council intends to support FBBL in developing community activities/ services in the Library building and to promote the integrated booking of the range of facilities available.

### **TV & Radio Reception**

- 3.30 While the previous Parish Plan detailed significant TV reception difficulties, digital TV and radio is available throughout the Parish although there are areas that cannot receive Freeview and need the more expensive Freesat. Analogue radio reception is also largely acceptable.
- 3.31 At the same time as lobbying for improved TV and radio reception SWEDBAG (South West Dorset Broadcasting Action Group – now DORBAG) also wanted to ensure that local news programming was established.
- 3.32 Digital switchover has resolved most TV reception problems. The remaining, generally intermittent TV reception problems are being pursued by DorBAG.

- 3.33 The remaining issue is the establishment of a Dorset radio station, plans for which have been shelved by the BBC for want of funds, and for which DorBAG continues to campaign.
- 3.34 The September 2010 Consultation showed support for increasing radio coverage of Dorset news. In 2013 the BBC established a weekday Breakfast in Dorset programme on Radio Solent, which includes news of events in the County. Unfortunately reception of Radio Solent is difficult in parts of the Parish.
- 3.35 The Parish Council will continue to support DorBAG.

## **Accessibility**

### **Bus Services**

- 3.36 Following government cut backs, reductions in bus route subsidies and a lack of commercial viability has led to the removal of the hourly bus service to Bridport (route number 45), no service from Bridport after 8.30 pm and no Sunday service on any route. The free service before 9.30 am for those with bus passes has also been removed.
- 3.37 The Parish is served by:
- the X53: Poole to Exeter – 2-hourly in winter but no Sunday service, usually hourly in summer;
  - the 210: Bridport to Litton Cheney – once a day shoppers’ bus, no Sunday service;
  - community bus services such as the Axe Valley Ring and Ride service. See the Dorset community transport directory 2013 on Dorset for You:

<http://www.dorsetforyou.com/media.jsp?mediaid=169881&filetype=pdf>

- 3.38 The Parish Council continues to be represented on WATAG, the Western Area Transport Advisory Group, which campaigns for improved public transport in the area.
- 3.39 In the Projects consultation, the notion of a community bus won considerable support (see Appendix 1). Subject to the outcome of consultation on this draft Parish Plan, we shall investigate how improvements in public transport might be developed for the Parish by the Parish Council and local community.

### **Cycle route**

- 3.40 The original Parish Plan exhibited much support for establishing a safe cycle route to Bridport. Consultation so far on this draft Plan shows this support to be continued, with the Project gaining considerable support in the “How to Spend

£100,000” exercise. Again subject to consultation on this draft, we shall explore how this might be achieved.

## **Community Safety**

### **Crime**

- 3.41 Crime levels in the Parish are low. Information from Dorset Police indicates that in the year ending 18 February 2014 there had been a total of 32 crimes – just under 34 per 1,000 resident population. This compares with a rate of 52 per 1,000 for Dorset as a whole (year ending 30 September 2013).
- 3.42 Most crime in the Parish is theft from vehicles or garages and sheds. Advice on combating crime is available from Dorset Police and Homewatch. Help for victims of crime is provided by Victim Support.
- 3.43 While there are a few residents who want street lighting installed, the great majority are against this for environmental or aesthetic reasons and there is no street crime to speak of that street lighting might help reduce.

### **Road Safety and Traffic**

- 3.44 Pedestrian safety has been improved in the village though the marking of a footpath along the Coast Road and two new pinch-points. Although controversial, we believe that the removal of white lines in the village has helped to reduce traffic speed.
- 3.45 Nevertheless there remains great concern that traffic speeds are too high and that further measures to improve pedestrian safety, such as reduced speed limits, as installing a speed indicator and operating Community Speedwatch, should be pursued.
- 3.46 The Parish Council will seek to establish a working group to investigate, agree and then pursue improvements in this area.
- 3.47 The Parish Council has established measures to deal with icy road conditions by providing salt/ grit for community use at strategic positions in the village.

### **Flooding**

- 3.48 Flooding continues to be a problem in the village, from both the River Bride and from North Hill.
- 3.49 Flooding from the Bride is alleviated by Environment Agency action to manage the water flows between the river and the leat, and the work of the Village Volunteer Working Group in clearing the drain along Common Lane has helped to speed the adjoining field run off towards Freshwater. Additionally the Parish Council is investigating the possibility of drainage works in Corncrake to help alleviate the adjacent flooding of Bredy Road.

- 3.50 There is fairly frequent flooding of the lower fields at Manor Farm and Freshwater from the backing up of the River Bride, exacerbated by tidal and storm surges and rising sea levels. The Environment Agency manages the shingle bank at Freshwater to help prevent tidal flooding and to permit river drainage to reduce the risk of river flooding in the village.
- 3.51 Rainwater run off from North Hill can cause flooding in Shadrach, Middle Street and Grove Road, and in the North Hill Close area. In Shadrach the extent of the run off can lead to surcharging of the sewerage system, with sewage flowing into the streets and thereby causing a public health risk.
- 3.52 Prompted through the efforts of the Burton Bradstock Flood Alleviation Group, with support from the Parish Council, WDDC/ DCC developed proposals for a North Hill flood alleviation scheme. The proposals fell into 3 parts:
- Relining the drain in Shadrach/ Middle Street, although this might not improve its flow rate;
  - Improvements to the drains in Shipton Lane leading downhill to Annings Lane and from there into the Bride/ leat;
  - A system of ditch-work to take rainfall diverted from the top of Gages Lane across the fields above the Barrowfield area and into the Bride to the west of Manor Farm.
- 3.53 The scheme was to be jointly funded by the Environment Agency, DCC, WDDC and the Parish Council. Despite considerable preparatory work and expenditure on the scheme, unfortunately it did not score highly enough in the Environment Agency's assessment to attract funding from its limited budgets. While the first two components above are due to be implemented in 2014/15, funded by WDDC and DCC respectively, the third and arguably major part of the overall scheme will not be implemented, at least for the present.
- 3.54 It remains to be seen by how much the limited works as above will reduce flooding and sewage problems in Shadrach/ Middle Street. Both the Parish Council and the Flood Alleviation Group<sup>3</sup> are particularly concerned at the health risks from sewage, and will monitor the situation and continue to press for appropriate action/ improvements to the situation as a high priority.
- 3.55 The Parish Council is developing a general Emergency Plan which will assist inter alia in dealing with flooding, and maintains a stock of sand bags for distributing in times of potential flooding.

---

<sup>3</sup> Now renamed the Flood Prevention Group.

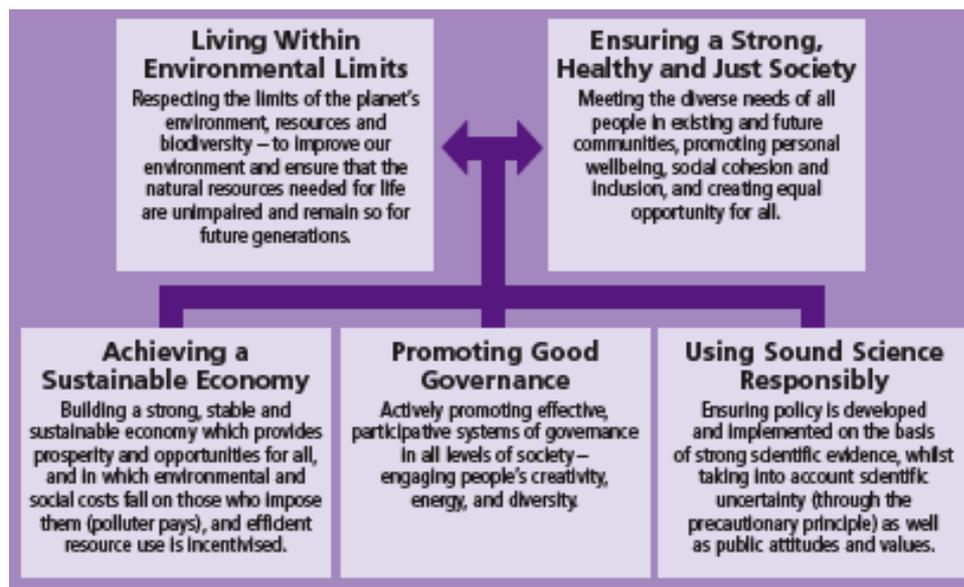
## 4 The Parish Plan

### Vision and Policies

- 4.1 On the basis of the consultation feedback received so far we intend to retain the overall Parish Plan's overarching "vision statement" as follows:

***To create a sustainable future for the Parish, where quality of life and the special nature of the community is maintained and enhanced for all.***

- 4.2 This statement sits alongside the definition of sustainability incorporated in the NPPF, which in turn refers to the government report "Sustaining the Future". This sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly, summarised in the diagram below.



- 4.3 The Parish Council also subscribes to the policies and principles included in the Dorset Rural Roads Protocol and the Dorset AONB Management Plan.
- 4.4 Based on the above and other feedback so far, the Parish Council intends to keep the existing "show on the road".
- 4.5 This will include seeking to capture the key actions that would help make the Parish more sustainable, providing a mandate for the Parish Council to act on the behalf of the Parishioners, providing an agreed set of key actions for the Parish Council in conjunction with the local community to take in delivering the vision, and to inform other bodies - local and central government and their agencies, the National Trust, voluntary organisations etc, of the wishes of local people.

- 4.6 More specifically the Parish Council intends to pursue activities that fall into two categories: those where the PC will seek to achieve the aims directly (which are set out in bold text below), and those where mainly because of resource implications it will lobby other organisations, primarily other public sector bodies, to try to achieve the desired outcome.
- 4.7 Subject to no significant changes in the relevant circumstances, these activities will include:
- **Maintaining the playing field and playground.**
  - **Supporting the Village Shop and Post Office.**
  - **Maintaining our allotment plots.**
  - **Pursuing the continued use of the Library building as a library and for wider community use.**
  - **Maintaining the village greens and other open spaces owned by the Parish Council.**
  - **Supporting the Burton Bradstock Volunteers in improving the village and Parish environment.**
  - **Supporting with small grants local organisations that benefit the Parish/ parishioners.**
  - Continuing to press for improvements in traffic safety in the Parish, including a safe cycle route from the village to Bridport. **Some aspects of this could be pursued by the Parish Council direct.**
  - Discussing with WDDC Housing Officers how to establish the need for affordable housing, possibly updating the previous affordable housing survey.
  - Subject to the outcome of the above:
    - Supporting the provision of more affordable housing in the Parish, subject to the development implications;
    - Searching for rural exception affordable housing sites in the Parish;
    - Considering possible new development sites<sup>4</sup>; and
    - Considering how best to lock subsidy into all new affordable housing developments in the Parish.
  - Continuing to press for improvements in flood prevention, particularly in relation to rainwater run off from North Hill and sewage overflows.

---

<sup>4</sup> If the village's Defined Development Boundary remains, these could only be developed by including them in a Neighbourhood Plan, upon which there would be a referendum.

- Commenting on planning applications in the context of our policies and objectives as set out in this Parish Plan. This includes reference to our sustainability policy, conserving and enhancing the character of the area and its natural and man made beauty, and supporting the local economy where this does not conflict with other policies or objectives.
- 4.8 The above are primarily on-going activities and are almost to be “taken as read”. But the Parish Plan is about new policies and projects as well as maintaining existing ones. Therefore:

***This Parish Plan 2014 – 2019 provides a new set of actions /Projects that the Parish Council will pursue over next five or more years. These projects are where the Parish Council in conjunction with the local community could raise sufficient funds<sup>5</sup> and implement them without needing to rely significantly on others.***

- 4.9 Accordingly the next section of this Plan sets out a number of Projects, drawn from the consultations undertaken and aimed at improving the environmental, social or economic well-being of the community, that the Parish Council intends to pursue.

## Projects

- 4.10 The Projects, listed in the order of popularity indicated by the November 2013 consultation, are<sup>6</sup>:
- Community Bus: improving public transport to/from Bridport and Dorchester
  - Corncrake: limited use of Corncrake to encourage birds & wild life
  - Bride walk & picnic area
  - Mapping our woodland areas and promoting wood as a fuel
  - Improving sports facilities through e.g. a multi-use games area or tennis court on the playing field
  - Traditional Walling: identifying repair needs and promoting restoration and maintenance
  - Renewables: organising a community renewable scheme
  - Changing Rooms/ Shelter/ Youth space: a dual purpose facility on/ adjacent to the playing field
  - Community orchard and apple pressing
  - Community Café/ Drop in centre

---

<sup>5</sup> Through Parish Council resources, local fund raising efforts and bidding for grants.

<sup>6</sup> Projects achieving less than 3% support have been omitted.

- Business Forum: to improve the local business environment; local employment opportunities; and use of local small business units.

4.11 Some further details of what these Projects could involve and feedback from the September 2013 leaflet, November 2013 open day and March/ April 2014 consultations are included in Appendix 1.

4.12 To secure community input and the effective use of time, the Parish Council intends to pursue the major issues identified in this Plan together with the above Projects through Working Groups, each led by a Parish Councillor, made up of volunteers drawn from the local community. The Groups will be tasked with developing proposals, estimating funding and other necessary resources, generating fundraising ideas, and drafting implementation plans and timescales for consideration by the Parish Council.

## 5 What Happens Now?

### Launching and Implementing the Plan

- 5.1 Following consultation on the draft Parish Plan and taking into account feedback and intervening events, the Parish Council adopted this final draft of the Parish Plan 2014 – 2019 on 2 July 2014, and intends to launch it in September 2014.
- 5.2 It is the responsibility of the Burton Bradstock Parish Council and the community to take the actions identified in the Plan forward. Some issues / Projects will have “quick fix” solutions that can be implemented in the short term. Other actions will require a longer-term perspective and on-going work to achieve a satisfactory solution.
- 5.3 It is clear that the publication of the Parish Plan is not the end of the process, but the starting point for implementation of the actions it identifies. The extent of those actions is ambitious. In pursuing them the Parish Council will seek support and input from the whole community, including by setting up the range of volunteer Working Groups that will be needed to move things forward.
- 5.4 Following the launch of this Plan the Parish Council it will monitor its implementation, support delivery of the identified projects, and keep the Plan up to date in respect of emerging issues and events. In particular the Parish Council will monitor progress on key policy areas and the Projects on at least an annual basis, seeking to develop and implement delivery plans for each of them.

Burton Bradstock Parish Council  
July 2014

## Appendix 1

### Consultations Informing this Parish Plan

#### Results of the Public Consultation September 2010

An Open Day was held in the Village Hall on Saturday 25th September 2010 to give parishioners the opportunity to:

- See progress made since the 2006 Parish Plan,
- Discuss issues with Parish Councillors and outside organisations and
- Express views about current issues and future priorities for the parish.

Over the day some 160 parishioners attended the open event and the Council was grateful to the following outside organisations which were able to attend, put up displays and talk to parishioners: the National Trust, Environment Agency, Community Action Dorset, West Dorset District Council Rural Housing Enabler, Bridport Community Police and the Dorset Area of Outstanding Natural Beauty (AONB) team.

The top 10 issues/actions as defined by voting at the open event were:

Issue/Action	Votes in Agreement
Reduce traffic speed through the village	75
Safe Cycle route to Bridport	74
Maintain services in the village to reduce car use	62
Footway through the village	31
Village Car park	29
Safe Pedestrian Crossing points	27
Develop community renewable energy schemes	22

Issue/Action	Votes in Agreement
Greater use of the school outside hours for IT and other educational training	17
Provision of affordable housing	14
Training days in repairing dry-stone walls	11

The top 2 issues/actions for each Parish Plan theme are:

Parish Plan Theme	Issues/Actions (number of votes)
Community Facilities	Increased coverage of Dorset news (10)
	A Youth Club for the Village (7)
Housing	Develop community renewable energy schemes (22)
	Provision of affordable housing (14)
Environment	Training days in repairing dry-stone walls (11)
	Identifying and building links between wildlife rich sites in the parish (6)
Traffic	Reduce traffic speed through the village (75)
	Safe Cycle route to Bridport (74)

Parish Plan Theme	Issues/Actions (number of votes)
Prosperity	Greater use of the school outside hours for IT and other educational training (17)
	Making local produce available (8)
Healthy & Safe Communities	Homewatch operation in the Village (9)
	Flu clinics in the Reading Room (4)

In summary the key findings were:

- Traffic issues continue to attract the most attention and generate the most supported actions for parishioners,
- Affordable housing continues to receive support,
- Support had grown for a safe cycle route to Bridport, provision of youth facilities and for community renewable energy schemes,
- Actions that support local businesses and community health and safety are generally weak and could do with stronger engagement with local businesses and agencies to generate actions,
- The need for environmental actions appear poorly understood and would benefit from greater awareness raising.

The Parish Plan Review Working Group feel that despite a good turn out the open event did not reflect the full breadth of the parish demographic. The issues and actions generated remain consistent with the 2006-11 Parish Plan. There were few, if any new or large scale issues and actions captured on the day.

### **Conversations across the Parish**

The Parish Council undertook a series of ‘conversations’ with a wide range of stakeholders during 2011 to explore the wide range of forces for change impacting on the parish and the options for local people to respond positively through adaptation and resilience measures.

Conversations took place with the Environment Agency, Local business leaders, Housing enablers, Developers, National Trust, Dorset AONB, West Dorset District Council, BLAP, Golf Club, and Tourism providers.

### **Projects Consultation September 2013**

A consultation leaflet was distributed with the September issue of the BVN inviting parishioners to say which of the Projects listed they liked/ disliked and to add their own. The Projects' descriptions and the outcome of the consultation are recorded below.

**Project Consultation September 2013**

IDEA FEEDBACK	✓	✗	IDEA FEEDBACK	✓	✗
<p><b>An Apple Project</b> Find a site suitable for planting a community orchard. The Parish Council would raise funds to purchase apple juicing equipment and host an annual apple day to gather and juice apples to take away.</p>			<p><b>Future Use of Corncrake</b> The Parish Council purchased Corncrake – adjacent to the sports field, to safeguard this important village setting. The field could be used for a number of projects such as:</p> <ol style="list-style-type: none"> <li>1. Village car park and transport hub (e.g. change from bus to car)</li> <li>2. Riverside walk and picnic area along the Bride</li> <li>3. Encouraging / fostering bird life – providing scrapes and winter food</li> <li>4. A wildlife area</li> </ol>		
<p><b>A Walling Project</b> Identify drystone / traditional walling restoration needs. Discuss with owners the importance of the walls; help to identify funds for repair, maintenance and restoration; support training days in traditional methods for restoring and maintaining walls.</p>			<p><b>A Woodland Project</b> Map all our woodlands and encourage active management of neglected ones. Promote woodland management as a source of sustainable fuel.</p>		

<p><b>Improvements to Sport &amp; Recreation Facilities</b> There are a number of improvements that could be made to the current sports field:</p> <ol style="list-style-type: none"> <li>1. Multi-use games area</li> <li>2. Full-sized football pitch</li> <li>3. Build a changing room and shelter</li> <li>4. A Youth Project: providing a shelter/ space for local younger people</li> </ol>			<p><b>Community Renewables Scheme</b> Organising a community renewable scheme - wind, photo-voltaic or micro-hydro.</p>		
<p><b>A Local Business Forum</b> Setting up a Business Forum to improve understanding of local issues affecting the prosperity of local businesses; help improve local employment opportunities; and ensure appropriate use of small business units.</p>			<p><b>Your Project Idea:</b></p>		

**Outcome of September 2013 Project Consultation**

Returns	77													
Ref / Project	Apple Project	Walling	Sports & Rec1	Sports & Rec2	Sports & Rec3	Sports & Rec4	Bus Forum	C'crake 1	C'crake 2	C'crake 3	C'crake 4	C'crake "do nothing"	Woods	Renewables
Total in favour	41	52	33	15	20	30	40	10	55	51	54	9	50	29
	53%	68%	43%	19%	26%	39%	52%	13%	71%	66%	70%	12%	65%	38%
Total incl. unclear as "yes"	41	53	46	30	38	44	49	16	59	55	59	9	51	33
	53%	69%	60%	39%	49%	57%	64%	21%	77%	71%	77%	12%	66%	43%

## Open Day November 2013

Pre event promotion included a large article in the Bridport News, BVN notice, posters around the village and a door to door mail drop of an event flier.

Some 160 people were recorded as attending the meeting.

### Headline points:

Positive response from residents to the event – Many keen to register their appreciation of the PC efforts to engage local people in developing the Parish Plan review.

High levels of contentment with the Parish Plan vision and the coverage of local issues provided by the Parish Plan subjects.

Attendees were invited to spend BB£100,000 on their preferred Projects. The idea worked well as a mechanism for participants to express support for projects including adding their own.

Comments made under the Plan headings were:

### Environment & Community Facilities

- Well-being to include flood relief for central BB and Barrowfield
- How about a “Bridport Pound” (like Totnes) to encourage local trading
- How about a community composting scheme
- More sharing of allotment plots in Southover – sharing of surplus produce/ could be sold/ could be given to Bridport food bank
- Like the idea of workshops / small business support and Fast Broadband
- I want to emphasise the “bringing together” aspect – we are a village full of small groups who do not necessarily talk to each other
- More communication by Parish council via BVN
- Build a tennis court – definitely agree with tennis court idea – a fantastic way to improve sports facilities in village and entertain youngsters and generate income by renting out
- Support for Village Post Office – concerned that reduced hours and lack of newspapers will have a detrimental effect on long term viability – Unsure what influence Parish Council can have on trading restrictions.
- Important views from and around the village excellent idea. Reduce the amount of advertising boards which are taking away the look of the village. Hive Beach has 5 signs!

### Accessibility

- £1,650,000 directed to ‘Community Bus’ which was backed up by comments relating to an improved X53 and 45 Service. Supported by a couple of requests for a ‘Dial-a-ride’ or a well publicised car share scheme. No comment made any reference to the free bus travel and how the service is being reduced because of this, despite a lot of conversation on this subject during the day.

- £595,000 directed to a safe walking/cycling route to Bridport (mainly focused on cycling) Desire is to have a cycle path through the field north of Freshwater and along the frontage of the Golf Club to link with the old railway line cycle route at West Bay. An additional comment requested bike rack facilities in the village near the Three Horseshoes for passing cycle traffic.
- £115,000 directed to keep existing footpaths clear and accessible. The obvious comments of mud and overgrown areas were expressed (I think due to the timing of the consultation). One comment (and a lengthy discussion!) expressed the need to reopen the beach and adjacent coastal path and let the public make a choice on its use.

### **Community Safety**

- Supporting the Flood Action Group
- Central store for sandbags and smaller bags to facilitate handling
- Broad support for 20 mph speed limit and reduced speed limits either side
- Permanent 'speed indicator' sign
- Coloured tarmac at 30 mph sign positions
- Speed watch scheme
- A crossing or a refuge at the bottom of Cliff Road
- Gritting point in Lower Townsend
- Requests for street lighting

### **Housing**

- If you build affordable housing, how does that housing stay affordable, given that people will want to move up and on and want a profit? Could schemes be considered whereby people would become stakeholders in their home or part ownership so that we retain that housing as affordable for the next owners and the ex owners still can afford to move up the ladder?
- Would be interesting to know what % of tenanted properties is elsewhere. We seem to have about 13%?
- If local people are the beneficiaries of (affordable housing) that's okay, but I feel if it is not local people who are placed in such housing we are not doing the village a service.
- Community Land Trust. Must have affordable houses for young families.
- Community Land Trust within a Neighbourhood Plan. Give the village as much say as possible and control over keeping the housing 'affordable' for future generations. Rents are also too high for ordinary salaries. Do we want a village of wealthy retirees only or a mixed population, including children (and not just grandchildren)?

- A fund should be established to 'buy in' second homes/ holiday houses that could be made available for full time occupation, this obviates the need for social housing.
- Magna Housing should be persuaded to improve the block wall along Annings Lane and repair the side road to Annings Court (?).
- Perhaps 'holiday homes', which are empty most of the year, should pay double community charge. Pursue both Community Land Trust and a Neighbourhood Plan so we have some say on what and where houses are built.
- Yes a tax on second homes!
- Would be great to find a way in which people could live more sustainably within the village.
- It is impossible for young people on decent wages to move into Burton Bradstock and own their own homes. I'm not sure what the solution is. But some form of affordable housing needs to be looked into. It is good to get a dialogue going on this issue.
- Extending the defined development boundary- could be the start of a very slippery slope. Rather not have Magna housing. We need more jobs for local young people.
- Like the Cerne Abbas Plan, may be with self build.
- Investigate forming a Community Land Trust. - IT'S A LOT OF PAPERWORK AND TIME!!
- Care should be taken if extending development boundary so that only small developments could take place.
- It would definitely be good to develop lower cost housing for the younger people.
- Unfortunately affordable housing would become cheap second homes unless there are very strict restrictions. Magna also charge extortionate rents in this village - not affordable for pensioners, please check, could have half and half houses, mortgages.
- More housing built for rent, not everyone can afford to buy, or want to.
- But there are no flats being built for single people, to rent at reasonable cost rent wise.
- As there are no flats instead of houses all the time, for rent.
- If building affordable homes, it depends on the question what is affordable.

### **Projects**

- Apple Project
  - Community Apple Press would be great
  - Already glut of tree fruit so community orchard inappropriate
  - Collect apples from Village to press instead of planting more
  - There are many spare apples in the Village use these

- Bee keeping excellent idea in the Community Orchard
  - Cider Press for the Village, Community Orchard and everyone's wind falls in the Village.
- Community bee keeping is a lovely idea
- Village Greens / Corncrake
  - Hedge laying on Corncrake
  - School would be worth talking with re Woodland Project
  - Wildflower bulbs planted in public green spaces – for example the green on corner of Charles Road
  - Wildflower meadow on Corncrake would be a wonderful idea.
  - Edge 5 Elms (the clump) with corner stones to prevent parking damage
  - Hedge around Corncrake to stop road noise
  - Plant more trees to help with flooding
- Restore and repair walls and lay hedges on the Eastern entrance road to the Village. Perhaps landowners may be persuaded to take action.
- Drop in centre
  - Greater awareness of Magna (Chesil Court) volunteer run drop in/ lunches
  - Good idea for the older members of the Village
  - Why just the older members? (From a middle-aged member).
  - Can the Library be also used as a café? Tea/Coffee and light lunches
  - Good idea use the Library
  - Impractical to use the Library
  - Use Village Hall for Coffee Shop initially once a month run by Village organisations on a rota
  - Use Library as a Café and drop in centre as would be perfect for young and old alike and I am happy to volunteer.
- Community Renewable energy
  - Long term carbon neutral aim. Can find out how Chew Magna near Bristol is doing with this, they are serious and relatively successful pioneers.
  - Can the river be used for creating energy – we suffer from flooding so good to get something back.
  - Try diverting the river.
  - Renewable energy – vital consideration as we have water, sun and wind. Is it possible to harness wind power without the equipment being unsightly
  - Could grow crops on Corncrake that can be used for energy
  - Plant more hedges and trees to help with pollution from traffic and excess wood could be used for coppicing and wood burning.
- Community transport
  - Community bus sounds a reasonable idea

- Community taxi might be a more flexible/practical option for the Village – linking up with the rest of the valley could become impractical. We would welcome better transport options on Saturdays for our teenage children and evenings for nights out so that it does not cost them a fortune getting home.
- Axe Valley buses offer a Dial a Ride? Maybe this should be more extensively advertised in the Village

The table below reports the outcome of the “Spend £100,000” consultation held on 9 November 2013

Project	Total	
North Hill Flood Alleviation*	£1,715,000	
Community Bus	£1,670,000	
Corncrake birds & wild life	£1,220,000	
Bride walk & picnic	£1,220,000	NB includes £70,000 re extend existing Bride-side walk; comment re maintain eastern end of this
Corncrake as is	£1,185,000	NB 1 no grazing
Woodland	£1,130,000	
MUGA	£1,048,000	NB includes "Tennis" = £170,000
Walling	£1,010,000	
Renewables	£815,000	
Lower speed limits etc	£785,000	NB includes sleeping policemen & crossing near garage
Shelter/ Youth space	£770,000	
Cycle path to Bridport	£727,000	
Apples	£695,000	NB comments re not apples but juicing
Café/ Drop in	£545,000	NB existing at Chesil Court
Business Forum	£540,000	
Maintain footpaths	£235,000	NB includes specific £120,000 for maintenance of footpath from

The table below reports the outcome of the “Spend £100,000” consultation held on 9 November 2013

Project	Total	
		Rookery to Timber Bridge
Parking	£165,000	NB 2 antis and note re Shoes car park available but not used for school pick up
Leat silted – clear	£160,000	NB single household
Football pitch	£65,000	
Homewatch support	£45,000	
Outdoor classroom	£40,000	
More winter gritting	£40,000	
Communal composting	£25,000	NB thought not aware of new refuse arrangements for food
Bee keeping	£25,000	
Bradstock festival	£20,000	to improve community life
Table tennis club in VH	£15,000	
Boules near picnic area	£10,000	
Forest school space	£5,000	
Community library	£5,000	more support to
Get DCC to improve quality of village road surface	£0	
	£15,930,000	

The table below reports the outcome of the “Spend £100,000” consultation held on 9 November 2013

Project	Total
	160 Budgets

\* North Hill Flood Alleviation was not included in the Projects by the Parish Council as it is too large and needs to be undertaken with significant input from senior authorities/ central government. It was put forward on the day by Parishioners believing that it should have more prominence, many of whom spent their full allowance on it. Other major issues similarly requiring senior authority etc input, such as housing and road safety, were not put forward as Projects in the consultation.

Although not a part of the Parish Council’s formal consultation, Burton Bradstock Primary School ran a “How to Spend £100,000” exercise where children in years 3 – 6 considered their priorities for five topic areas. Overall environmental and sustainability issues were top priority, but when analysed for children living in the Parish, transport and access issues came out top.

## Responses to the Parish Plan Consultation Draft

A consultation draft of the Parish Plan approved by the Parish Council in February 2014, and its availability was advertised widely in the Parish. Comments were invited by 1 May 2014.

There were just 10 respondents with results as noted below.

Activity	Support	Don't Support	Neither
Maintain the playing field and playground	10 playground 9 playing field		1 playing field only
Support the Village Shop and Post Office	7	1	2
Maintain our allotment plots subject to demand	8	1	1
Support the Library including for wider community use	8		2
Maintain the village greens and other open spaces we own	10		
Support the Burton Bradstock Volunteers in improving the village and Parish environment.	10		
Grant aid local organisations that benefit the Parish/parishioners	6	3	1
Press for improvements in traffic safety and a safe cycle route to Bridport	7	3	
Support affordable housing in the Parish, subject to the development implications	6	3	1
Press for improvements in flood prevention, , particularly in relation to rainwater run off from North Hill	10		
Pursue a range of Projects aimed at improving the quality of life in the Parish and its environment	9		1

Various additional comments were made as follows with the number of respondents in brackets:

- Traffic calming measures have caused jams and faster driving (2).
- Create pinch point at eastern end of village with 30 or 20 mph limit (1).
- Pedestrian crossing near garage good but not sleeping policemen (1).
- Cycle route: a waste of money (1); a priority (1).
- Do more to make cycling and walking easier options (1).
- Reduce flooding as top priority: emphasises that flooding leads to public health hazard (2).
- Social housing doesn't work & the village is full / infrastructure wouldn't cope (2).
- Corncrake: concentrate on its development and remove cattle (1); plant trees to reduce flooding.
- Grant Aid: hit & miss (1), self-supporting (1).
- Post Office: why support a commercial operation when service could be moved to Spar (1).
- Merge PO and Library (1).
- Allotments should be paid for by plot holders (1).
- Library: is it well used? (1).
- Consider using leat for community hydro scheme (1).
- Apple Day for exisiting apple supplies (1).

Although the number of respondents was disappointingly low, taken together with the feedback from the other consultation exercises, the Parish Council decided take all feedback received into account and to consider a final draft of the Parish Plan for adoption.

## Appendix 2

### Selected Statistics about the Parish

Census	2011		West Dorset		England		2001	
Population <sup>1</sup>	BB	%	West Dorset	%	England	%	BB	%
Age range								
0 – 4	15	1.6%	4,343	4.4%	3,318,449	6.3%	24	2.4%
5 – 15	75	7.9%	11,385	11.5%	6,704,387	12.6%	99	10.1%
16 – 24	47	5.0%	8,880	8.9%	6,284,760	11.9%	42	4.3%
25 – 44	113	11.9%	18,815	19.0%	14,595,152	27.5%	147	15.0%
45 – 59	210	22.2%	21,220	21.4%	10,276,902	19.4%	222	22.7%
60 – 64	108	11.4%	8,343	8.4%	3,172,277	6.0%	88	9.0%
65 – 74	177	18.7%	13,101	13.2%	4,552,283	8.6%	201	20.5%
75 – 84	149	15.7%	9,027	9.1%	2,928,118	5.5%	118	12.0%
85+	54	5.7%	4,150	4.2%	1,180,128	2.2%	39	4.0%
<b>Total</b>	<b>948</b>		<b>99,264</b>		<b>53,012,456</b>		<b>980</b>	
Under 16	90	9.5%	15,728	15.8%	10,022,836	18.9%	123	12.6%
Under 45	250	26.4%	43,423	43.7%	30,902,748	58.3%	312	31.8%
60+	488	51.5%	34,621	34.9%	11,832,806	22.3%	446	45.5%
Over 74	203	21.4%	13,177	13.3%	4,108,246	7.7%	157	16.0%
<b>Households</b>	<b>481</b>		<b>44,359</b>		<b>21,985,413</b>		<b>492</b>	
People/H'hold	1.97		2.24		2.41		1.99	
<b>Dwellings</b>	<b>604</b>		<b>49,319</b>		<b>22,976,066</b>		<b>580</b>	
<b>No usual resident<sup>2</sup></b>	123		4,960		990,653		93	
%	20.4%		10.1%		4.3%		16.0%	
<b>Tenure</b>								
Owner-occupied <sup>3</sup>	375	78.0%	31,193	70.3%	14,148,784	64.1%	382	78.4%
Social rented	62	12.9%	6,159	13.9%	3,903,550	17.7%	60	12.3%
Other rented	44	9.1%	7,034	15.8%	4,011,034	18.2%	45	9.2%
<b>Health &amp; Well Being</b>								
Usually resident	948	100%	99,264	100%	53,012,456	100%	979	100%
Good Health	726	77%	79,710	80%	43,147,169	81%	649	66%
Fair Health	173	18%	14,604	15%	6,954,092	13%	249	25%
Not Good Health	49	5%	4,950	5%	2,911,195	5%	81	8%
<b>Employment</b>								
Economically Active	385	100%	47,566	100%	27,183,134	100%	352	100%
Employee	226	59%	34,062	72%	20,349,832	75%	229	65%
Self-employed	135	35%	10,250	22%	3,793,632	14%	103	29%
Full-time Student	13	3%	1,638	3%	1,336,823	5%	3	1%
Unemployed	11	3%	1,616	3%	1,702,847	6%	17	5%

1. Usually resident population.

2. Includes vacant pending sale etc.

3. Includes 5 shared ownership dwellings.

4. Definitions may not be compatible between Censuses

Source: Neighbourhood Statistics, ONS