

Burton Bradstock Parish Council

Summary of the Draft Parish Plan 2020 - 2025

1 Introduction

- 1.1 The Parish Plan provides the policy framework and mandate for the Parish Council to undertake its work. It seeks to identify important community issues where the Parish Council can make a difference, and to identify actions and projects to address the aspirations and concerns raised by the community.
- 1.2 Consultation on the draft Parish Plan is difficult with the constraints and risks of the Covid-19 pandemic. While the full draft and feedback form are available here: <https://burtonbradstockparishcouncil.org/the-council/parish-plan/>

we have prepared this summary which we hope will reach a wide audience.
- 1.3 Please note that a Parish Plan is not a land use plan. Dorset Council is our Local Planning Authority, and is responsible for preparing the Local Plan, setting out the strategic priorities for development and planning policies, and for considering individual planning applications. The Parish Council is consulted on the preparation of the Local Plan (as are all residents, businesses and interested parties generally) and on individual applications. Proposals on how we respond to this consultation are outlined in the sections on the Environment and Housing.
- 1.4 From our review of progress on the actions adopted in the 2014 Plan (see the draft new Plan for detail), it is clear that many important issues depend on bodies such as Dorset Council and central government. Here the resources and powers available are far greater than are available to the Parish Council, whose ability to make progress depends largely on volunteer effort, where the time, commitment and energy available is limited. We have tried to take this into account in developing this Parish Plan, re-setting our targets to focus on those areas where we might make a significant difference.

Your Views Matter

- 1.5 Please let us know whether you support our proposals generally, if there are any that you disagree with/ don't support, and if you think we have missed out any important issues.
- 1.6 If you have already let us have your feedback on the new Plan, thank you.
- 1.7 If you have not, please complete the on-line survey - accessible through the link above. If you are not able to do this, please let us have your views by email to the Parish Clerk (theclerk@burtonbradstockparishcouncil.org) or addressed to the Reading Room.

1.8 Please let us have your comments by 3 February 2021.

2 Our Policies and Plans

2.1 As part of this update of the Parish Plan we have reviewed our policies and future Projects. We have considered activities, changes and trends since the last Parish Plan was published, together with the feedback received. Taking all this into account, the Parish Council believes that it needs to focus the revised Plan, its policies and its future activities on:

- Responding to Climate Change.
- Conserving and enhancing the environment – natural and built heritage.
- Continuing to seek improvements in road safety.
- Improve accessibility (walking/ cycling/ public transport).
- Increasing access to affordable homes in the Parish for local people.
- Supporting and enhancing community facilities.
- Supporting the local economy, while seeking to build sustainable prosperity for all.

2.2 The following sections of this summary outline our proposed policies and plans by Topic Area. Key principles/ policies are summarised in the text and are set out in detail in the Appendix. The Parish Council is aware that there may be conflicts between its principles and policies, for example where a new development could improve the local economy but harm the landscape or built heritage. Special consideration will be given to such conflicts when they arise.

3 Environment

3.1 Globally, the most significant environmental changes and trends are concerned with climate change and threats to the natural environment. Locally the core environmental issues are the extent of our carbon footprint and other greenhouse gas emissions, the decline in natural wildlife habitats and other environmental assets, and inappropriate built developments.

3.2 The quality of our ecosystems and of our landscape are high, and we shall seek to prevent deterioration and to take remedial action where possible and practical to protect and enhance our local environment.

3.3 In addressing Climate Change and the threat to the natural environment we have concentrated on the practical actions we can take ourselves and where we can encourage or support others to do so. We propose to:

- Reduce our own CO₂ and other emissions and encourage others to do the same;

- Promote green/ renewable energy production;
 - Encourage more tree planting, including on Parish Council land, and to let these and our existing trees flourish through minimal pruning;
 - Reduce Parish Council use of pollutants, e.g. stopping the use of harmful chemicals on any of our assets, and encourage others to do the same;
 - Oppose any proposals that do not preserve and enhance the natural beauty of the Parish;
 - Oppose any proposals that threaten or damage biodiversity in the Parish.
- 3.4 In pursuing these objectives we propose adopting several policies for use in responding to planning applications for developments in the Parish. These are set out in detail in the full draft Plan.

4 Housing

- 4.1 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! Policies in relation to the form of proposed new developments are set out in the Environment section of the draft Plan. The Housing section considers issues of housing tenure.
- 4.2 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. Public consultation has supported this view, indicating strong support for increasing the amount of affordable housing available in particular to local people.

Affordable Housing

- 4.3 We believe that the most important housing tenure issue in the Parish is the Affordability Gap - the difference between average income and average house prices, which prevents most local people, particularly younger households, from being able to compete for housing on the open market. This contributes to the out-migration of young people and households, which can reduce the balance and viability of the area. Its effects can be seen clearly in the comparison of Census data detailed in the full draft Plan.
- 4.4 A recent Housing Needs Survey¹ found that there is a need for around 10 new affordable homes in the Parish. It also found that most survey respondents supported in principle a small new development for the benefit of those households in need and with a local connection. Accordingly the Parish Council supports small

¹ More information on the survey is available from **the Burton Bradstock Community Land Trust**.

scale residential development of primarily affordable housing aimed at meeting this local need.

New Housing Development in the Parish

- 4.5 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. Until recently this view has been shared with the Local Planning Authority and confirmed in the West Dorset Local Plan, so that the Parish has enjoyed the protection of a Defined Development Boundary encompassing most of the Village, but outside of which new development is severely limited.
- 4.6 Early consultation on the new Dorset Local Plan, covering all the new Dorset Council area, has proposed extending Burton Bradstock's and other sizeable Parishes' Defined Development Boundaries to incorporate new housing sites. If such changes are incorporated into the new Local Plan, this would open the door for substantial new housing development, perhaps upwards of 100 homes, adjacent or close to the current Defined Development Boundary for Burton Bradstock Village.
- 4.7 Such development would be against the wishes of the vast majority of views expressed to the Parish Council during all our consultations on the matter, and the prospect of sites being identified for very profitable market housing effectively rules out their use for primarily affordable housing.

Housing Policies

- 4.8 The priority for housing policy in this Parish Plan is therefore to improve the supply of affordable homes, both to rent and to equity share, which local households, particularly younger ones, can afford. The Parish Council will also seek to reflect the community's views and oppose the extension of the Defined Development Boundary and new substantial housing development in the Parish.

5 Leisure & Recreation

- 5.1 This section considers leisure and recreational facilities sited in the Village. Many more are available in the surrounding area, including Freshwater caravan park and in and around Bridport.

Outdoor Sport and Recreation

- 5.2 The Village has a playing field and play area owned by the Parish Council. The play area has a range of play equipment, most of which has or is in the process of being replaced or upgraded. Phase 1 of the process was completed in 2019, with Phase 2 completed in 2020. The final Phase awaits funding. In addition to this play equipment, the playing field contains a small sized football pitch, a table tennis table, zip wire and basketball hoop.

- 5.3 During consultations further facilities have been suggested, which we intend to consider further in conjunction with local groups.
- 5.4 The Parish Council manages 54 allotment gardens, where it seeks to maintain good environmental standards² and safety for users.

Community facilities/ Indoor Recreation

- 5.5 The Parish has a library that is highly valued by the local community. It is run and managed by the Friends of Burton Bradstock Library with support from Dorset Council and the Parish Council. The Village Hall is owned by the BB Women's Institute and is managed by the Village Hall Trust.
- 5.6 These and other indoor local facilities support and host numerous events and activities, details of which can be found on the Village website and are summarised in the Village "Welcome Pack":

https://3ff933cc-daed-41b0-b1b9-9ffe61ef5a17.usrfiles.com/ugd/3ff933_585b80880ca74fa481eb5f3076915e5b.pdf

- 5.7 We continue to support the Library and the Village Hall and other recreational and cultural activities in the Parish

TV & Radio Reception and Local Broadcasting

- 5.8 While DorBAG (Dorset Broadcasting Action Group) has helped to bring about an improvement in TV reception throughout the Parish, in some parts reception is still poor. Digital radio reception is poor, FM reception patchy and Dorset is still the only county without its own BBC Radio station broadcasting local news.
- 5.9 We propose continuing to support DorBAG in its efforts to improve radio and television reception and local news broadcasting in the Parish.

Internet Access, Broadband and Wi-Fi

- 5.10 The rapid move to using the internet for everyday activities such as shopping, banking and benefits, has made it an essential service. Online video conferencing has become increasingly important as a way to work and socialise during the current pandemic and we expect this to continue. At the same time the pandemic has revealed a lack of internet access by a significant minority and some problems with IT literacy.
- 5.11 Broadband speeds have improved in the Parish following the installation of Fibre connected cabinets in the village. Because connection from those cabinets to houses and businesses is via the existing copper wire network, outlying houses and

² E.g. by using river rather than mains water, prohibiting the use of harmful chemicals

businesses in the Parish are severely disadvantaged by poor and unreliable broadband.

- 5.12 The Parish Council intends to lobby all tiers of Government to improve broadband throughout the Parish and to provide internet access to all.

6 Accessibility

Bus Services

- 6.1 In common with many areas, local bus services have continued to decline. We intend to continue to lobby for improved services in the Parish.

Cycle Route

- 6.2 Establishing a safe cycle/ walking route to Bridport has proved popular with residents during consultation on the previous and this Parish Plan. The impact of Covid-19 restrictions has increased demand for safe cycling routes and the development of electric bicycles has made cycling a viable option for short journeys for most people.
- 6.3 Recently Dorset Council put in new cycle ways in Bridport and from there to West Bay. The Parish Council would like a link between these and National Cycle Route 2, which goes through the Bride Valley. This would be of huge benefit to local residents and tourists.
- 6.4 The Parish Council will continue to pursue the provision of a safe cycleway and walking path to Bridport.

Footpaths

- 6.5 The footpaths in the village are well used and generally in good condition. Some hazards/ access difficulties have been raised, including the "Timber Bridge" into Corncrake and the stone styles to the west of Larkfield, at the top of Norburton and behind the Garage. It has been suggested that improving the footpath to Freshwater would avoid people walking on the road in summer and the footpath signage could be improved.
- 6.6 We intend to continue to seek improvements to footpaths and signage in the Parish.

7 Community Safety

Crime

- 7.1 Dorset Police report low crime levels in the Parish, with the majority of reported crime being to do with theft from parked cars.

- 7.2 While in previous consultations a few residents have said that they want street lighting installed, the great majority were against this for environmental or aesthetic reasons. There is no street crime to speak of that street lighting might help reduce or deter; no comments have been made on this issue during recent consultations. While some residents may be fearful of the streets at night, the Parish Council does not believe that street lighting is the way to deal with this.

Road safety

- 7.3 Consultations have indicated great concern about traffic speeds in and around the village, and there is huge demand for lower speed limits. Unfortunately Dorset Council has told us that following a special exercise, the speeds measured are insufficiently high to lower speed limits or for the Parish Council to install a Speed Indicator Device. However, with the support of Dorset Police and the Parish Council, we have now established a volunteer-based Community Speed Watch scheme.
- 7.4 The Parish Council is continuing to pursue other measures to improve road safety with Dorset Council.

Flooding

- 7.5 The Parish Council intends to develop a Parish Flood Plan for our community. It will follow the best practice guidance laid out by the Environmental Agency in its 'Flooding – minimising the risk' document which provides flood planning guidance for communities such as ours.
- 7.6 It will have cover actions to be taken before, during and after a flood. We would like to establish a working group to achieve this. If you would like to be involved please contact the Parish Clerk.

Dog Fouling

- 7.7 Dog fouling is an issue that is regularly brought to the attention of the Parish Council. Everyone should be able to enjoy living in a clean and healthy environment – no one should have to put up with the actions of a few irresponsible dog owners.
- 7.8 It is an offence not to clear up after dogs and offenders could receive a Fixed Penalty Notice (FPN). There are a few exceptions but, in general terms, any open land that the public has access to, whether by payment or not, is covered by this legislation, unless direct permission from the land owner states otherwise.
- 7.9 In order to encourage responsible behaviour and deter fouling in the future, the Parish Council is working with Dorset Waste Partnership, Dorset Dogs and Dorset Litter Free Coast on a number of approaches as set out in the full draft Plan.

Traffic Noise

- 7.10 Traffic noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. The Parish Council has received many comments from residents concerning the adverse impact of noise generated by traffic - this is especially an issue during the summer months and can be particularly disturbing on busy holiday weekends.
- 7.11 The Parish Council will continue to seek and pursue ways of reducing traffic noise, in particular in consultation with Dorset Council and the Police.

8 What Happens Now?

- 8.1. Following the current consultation on the draft Parish Plan, the Parish Council aims to finalise and adopt the Parish Plan 2020 – 2025, and to launch it early in 2021.
- 8.2. In pursuing the policies, plans and actions included in the new Plan the Parish Council will seek support and input from the whole community, including by setting up a range of volunteer Working Groups that will be needed to move things forward.
- 8.3. The Parish Council will monitor the Plan's implementation, support delivery of the projects identified, 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 projects on at least an annual basis, seeking to develop and implement delivery plans for each of them.

Burton Bradstock Parish Council
January 2021

Appendix Proposed Policies

The Environment
E1. Review all Parish Council policies and activities with a view to reducing CO2 and other emissions. This will include the use of all PC assets, the Reading Room, Library, Post Office & Village Shop, playing field and play area, Corncrake, allotments and our village greens.
E2. Consider whether we can produce green energy, e.g. PV panels on Corncrake, hydro-electric power from the Bride.
E3. Use river water at the allotments.
E4. Encourage and support the installation of public electric car recharging points in the Village.
E5. Support and publicise any CO2 reduction programmes available, such as improved home insulation.
E6. Consider how we can support Dorset Council in delivering its Climate Change objectives.
E7. Planning Applicants should seek to minimise the carbon footprint of their development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.
E8. New development should aim to meet a high level of energy efficiency where achievable, by: <ul style="list-style-type: none"> • Exceeding the target emission rate of Building Regulations Part L 2013 for dwellings. • Meeting the relevant design category of Buildings Research Establishment BREEAM building standard “excellent” for non-residential development.
E9. New development, both commercial and residential, is encouraged, where possible, to secure at least 10% of its total unregulated energy from decentralised and renewable or low carbon sources.
E10. Proposals for individual and community scale renewable energy will be supported subject to the considerations outlined in national policy and guidance.
E11. Developments, especially those required to submit a flood risk assessment should make every effort to be informed and take account of the most up-to-date predictions of flood risk and the probable impacts of climate change.
E12. Ensure that harmful chemicals are not used on any PC asset.
E13. Continue to pursue and develop the Corncrake Management Plan (including the planned 2020 review).

E14. Manage our trees minimally, pruning etc where there are real hazards but otherwise letting them flourish.
E15. Pursue more tree planting on PC land.
E16. Proposals must preserve and enhance the natural beauty of the Dorset AONB by: <ul style="list-style-type: none"> • being in locations that do not adversely affect the wider landscape setting. • being designed in such a way as to positively exploit the site features using form, scale materials and an architectural approach appropriate to the site context.
E17. Proposals that do not preserve and enhance the AONB will be opposed.
E18. Where development may be visually prominent or adversely affect landscape character, production of a Landscape and Visual Assessment (LVIA) will be sought.
E19. Development proposals will be expected to demonstrate how they will provide a net gain in biodiversity and, where feasible, habitats and species, on the site, over and above the existing situation.
E20. If significant harm to biodiversity resulting from a development cannot be avoided (for example through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission will be opposed.
Housing
H1. The maintenance of the current Defined Development Boundary around the Village to safeguard the landscape and character of the Parish, with the possible exception of Rural Housing Exception sites. The Parish Council sees this as vital in providing the opportunity to identify such Exception sites.
H2. Identifying and developing Affordable Housing Exception Sites. Such exception sites will be supported where the preferred mix of housing is guided by the latest Burton Bradstock Housing Needs Assessment and any subsequent changes to trends in household composition identified by the local planning authority. (Small numbers of open-market homes may be included where cross subsidy is required for delivery of the affordable housing element).
H3. The inclusion of genuinely and long term affordable housing as part of any new housing schemes. The future of the Parish's Defined Development Boundary has yet to be determined as part of Dorset Council's emerging Local Plan. If the Boundary is extended or if new development is permitted outside it the Parish Council would argue that a large proportion of it should be affordable, and that high local house prices support greater than the current 35% affordable housing target being achievable.

<p>H4. The inclusion of plots for custom build and self-build homes with mains services laid in is encouraged in all larger residential development proposals, either on an individual basis or for a duly constituted self-build group to organise a collective self-build construction programme.</p>
<p>Leisure</p>
<p>L1. To continue to consider improvements to the play area, the playing field and the allotments.</p>
<p>L2. To support the continued provision of the Library and the Village Hall and other recreational and cultural activities in the Parish.</p>
<p>L3. To support DorBAG in improving radio and television reception and local news broadcasting in the Parish</p>
<p>L4. To lobby all tiers of Government to improve broadband throughout the Parish and to provide internet access to all</p>
<p>Accessibility</p>
<p>A1. To lobby for and support improved bus services in the Parish</p>
<p>A2. Supporting/ sponsoring/ publicising public transport (primarily bus services), car sharing and lift schemes.</p>
<p>A3. To continue to pursue the provision of a safe cycleway and footpath to Bridport</p>
<p>A4. To continue to seek improvements to footpaths and signage in the Parish</p>
<p>Community Safety</p>
<p>C1. To support the work of the Community Speed Watch team</p>
<p>C2. To continue to work with Dorset Council to improve road safety in the Parish. In the short term this will focus on exploring the measures noted in paragraph 7.4.</p>
<p>C3. To develop a Parish Flood Plan following the Environment Agency's best practice guidance in advance of the winter months of 2020</p>
<p>C4. To continue to pursue ways of deterring dog fouling</p>
<p>C5. To work with Dorset Council, the Police and other relevant parties to mitigate the adverse impact of traffic noise on residents' wellbeing.</p>