

Dorset Local Plan Consultation

A response from Burton Bradstock Parish Council

March 3rd 2021

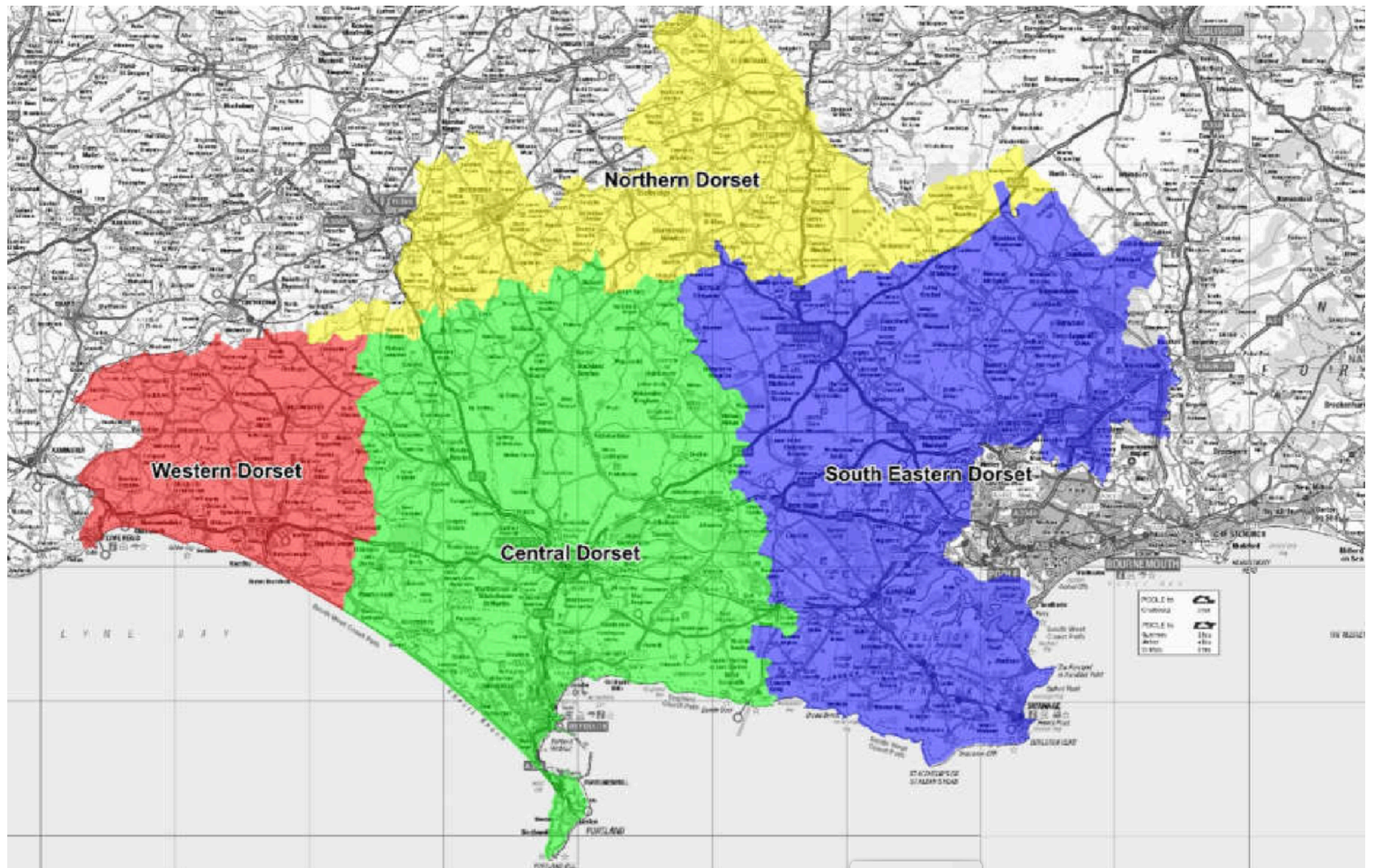
BBPC Response

BBPC Planning Committee met on Feb 24th to consider the consultation draft of the Dorset Joint Local Plan and agreed to:

- Prepare comments on selected issues relevant to Burton Bradstock
- Present draft comments for Council approval in principle (March 3rd)
- **Recommend** detailed comments developed under delegation and circulated via email for Councillor sign off



Deadline for Comments to Dorset Council March 15th



**Dorset Council Strategic Housing and Economic
Land Availability Assessment**

Burton Bradstock 2020

All Logged as “unsuitable”



The Pattern for Growth Classification

Population centres are allocated to one of four Tiers:

- Tier 1: Large built up areas e.g. Dorchester
- Tier 2: Towns and other main settlements e.g. Bridport
- Tier 3: Villages with 'Local Plan Development Boundaries' or villages inset within the Green Belt e.g. Burton Bradstock
- Tier 4: Villages without 'Local Plan Development Boundaries' or villages included within the Green Belt e.g. Punknowle

Overarching Comments

- BBPC welcomes the Joint Local Plan and supports the intention to place ‘sustainable development’ at the heart of the document.
- Now more than ever communities like Burton Bradstock need a strong Local Plan to help navigate away from multiple crises. Good Planning and setting standards will be vital if we are to adequately respond to the climate and ecological emergency and deliver new homes that solve, rather than exacerbate, our housing and other crises.
- BBPC endorses recent research available from the RTPI that starts from the premise that there is a clear relationship between spatial planning and carbon, and that only a place-based approach can deliver net zero transport emissions and be a catalyst for better placemaking to deliver healthier, happier, more resilient communities.
- BBPC supports Dorset CPRE call for or a Local Plan that is achievable, deliverable and reflects and responds to local need.

Comments on the Spatial Strategy

- BBPC supports the spatial strategy set out in the Local Plan in particular the focus on achieving a pattern for development that reduces the need for travel.
- BBPC supports policies to concentrate housing and employment development in existing urban settlements with a strong preference for new development to be directed to brownfield sites with more encouragement for re-use and re-purpose of existing buildings.
- Greenfield development should be resisted with agricultural land safeguarded for food security.

Comments on the Western Functional Area

- BBPC agrees that the characteristics of Western Dorset justify defining it as a separate housing and economic market area from Central Dorset.
- BBPC encourages Dorset Council to set out a policy framework that supports separate approaches to land use sustainability in the four Functional Areas that reflect their different landscape, community and economy characteristics.
- BBPC challenges whether Burton Bradstock can be considered a ‘sustainable’ location for residential development - residents are heavily dependent on Bridport for economic, social and cultural services. Without investment in transport services and infrastructure (see Transport Comments) almost any residential development in the Parish will generate additional car journeys.

Comments on Housing Issues

- BBPC supports the views of Dorset CPRE that As Dorset CPRE point out; *“central housing targets put at risk our communities and environment. We all want a Local Plan to reflect genuine local housing needs and for the Dorset Council to be ready to justify a Dorset based approach to the planning inspectorate at public examination. Other councils have successfully made the case for locally appropriate housing numbers below central targets”*.
- The Housing Need Assessment for Burton Bradstock undertaken by Dorset Council indicates a need for 12-15 affordable housing units of varying size. BBPC welcomes the retention in the Draft Local Plan of Exception Sites for Affordable Housing. However, experience of the Burton Bradstock Community Land Trust underlines the fact that landowners will not release land for affordable housing whilst the ‘hope’ value in securing market housing development outside the LP Development Boundary (DDB) exists.
- BBPC is concerned that identifying Burton Bradstock as a ‘Sustainable Tier 3’ Village will encourage landowners’ ‘hope value’. In current market conditions it is clear that Burton Bradstock is an attractive prospect for residential development builders due to the high property prices and ease of sale to a growing retirement population.

Comments on Housing Issues

- BBPC supports the retention of the Local Development Boundary on the basis that is the only mechanism that could provide a pathway to securing affordable housing through an exception site.
- Over the Past 10 years BBPC has seen at least 8 new houses developed as infill or on windfall sites. All of these new homes are properties with sale prices well beyond the reach of families earning average local incomes. As a Tier 3 Village all we can expect is more ‘infill’ development at prices that exclude any affordable provision.
- To say that, as a Tier 3 settlement, in-filling in our Village will provide appropriate locations for meeting local needs is ludicrous – see para 2.3.14 of the DCLP consultation draft.
- BBPC recognises that what Burton Bradstock needs to be a sustainable and balanced community is affordable housing and investment in community infrastructure, in particular viable, accessible and frequent transport options for short journeys into Bridport (as in the [Eco Towns model](#) proposed by the TCPA as high quality, inclusive and sustainable communities).

Comments on Housing Issues

- BBPC is keen that the Local Plan assists with securing development of Affordable homes for local need. In view of the significantly greater housing prices in the Parish compared with the rest of the Western Dorset Functional Area, we therefore propose that Burton Bradstock be allocate to Zone 1 for a range of 35% - 45% affordable housing in new developments (of 5+ homes)
- BBPC recognises the potentially deleterious effects of second homes and believes that the local economy receives little benefit from them. The level of second homes in the Parish is high and we consider that policy restrictions are required to ensure future growth delivers a balanced and inclusive community.
- BBPC ask that DC consider applying policy H14 in the emerging Purbeck Local Plan to all AONB parishes with high %'s of second homes and which desire such a policy. The policy would ensure that new housing in Burton Bradstock would only be supported where there is a restriction in perpetuity to ensure that such homes are occupied only as a principal residence.
- BBPC asks that DC explores the approach followed by Magna Housing Association using Section 157 of the Housing Act 1985, whereby Right To Buy sales are restricted to Dorset residents. We do not know whether this approach is available currently to Planning Authorities.

Comments on the Climate & Ecological Crises

- There appears to be a mismatch inherent in the Draft Local Plan between the rhetoric about safeguarding and protecting the natural world and the strength and ambition of the policies that are set out to address the climate and ecological crisis.
- The Dasgupta Report on Biodiversity for the UK Treasury (2020) concluded that “considerably better land-use planning and marine spatial planning, in the form of legally binding instruments, can help to provide a long-term framework for balancing the competing demands we make of our ecosystems”.
- The Local Plan needs to be strengthened to include SMART objectives for environmental outcomes – Government is increasingly looking to safeguard 30% of land area for nature. BBPC encourages Dorset Council to set out a long term framework for nature recovery as part of land use planning.

Comments on Environment

- BBPC looks to the Local Plan to better protect species and our most important habitats, with no reduction in the current level of protection, and active support for nature's recovery. The next iteration of the Local Plan must connect with and support changes being brought about by the Agriculture Act and Environment Bill to support rural transition.
- We have reviewed DCLP's environmental policies against those in the Parish Plan (Adoption draft) and have prepared a separate document with the details. In summary:
 - Broadly the policies are similar in respect of responding to Climate and Ecological Crises and protecting the AONB, and can be supported, but
 - there are places where the LP's policies are "weaker" than the PP's and we should encourage DC to be "stronger". Examples are:
 - DC's ENV9 "New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance." See BBPC's Policies E7-9.
 - DC's ENV4: "development should conserve and enhance the landscape" BBPC Policy E16 says "must".

Comments on Economy

- BBPC supports Local Plan Policy ECON8 covering new sites or extensions to sites for static or touring caravans, tents, chalets or cabins for holiday use and the priority given to conserving and enhancing the AONB.

Comments on Community Infrastructure

- BBPC strongly supports policy proposal COM7 aiming to help create a safe, efficient and low carbon transport network.
- NB Com7 clearly illustrates why new development sites in/ close to Burton Bradstock can not currently be considered “sustainable”.
- BBPC supports policy proposal COM10 for generating heat or electricity from renewable energy sources (other than large scale wind energy).