



Bothenhampton & Walditch  
Parish Council since 1886

19<sup>th</sup> June 2021

Mr David Dixon  
Project Manager  
Bridport Town Council  
Mountfield

Via email

Dear David

**RE: BANP/JCC ANNUAL MONITORING - BOTHENHAMPTON & WALDITCH PARISH  
COUNCIL**

Please find appended to this letter the BANP Annual Monitoring Report for Bothenhampton and Walditch Parish Council.

Yours sincerely

Cllr A J Basker  
Chairman - Bothenhampton & Walditch Parish Council  
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## **ANNUAL MONITORING REPORT REGARDING THE EFFECTIVENESS OF THE BRIDORT AREA NEIGHBOURHOOD PLAN (BANP) FOR BOTHENHAMPTON & WALDITCH PARISH COUNCIL (BWPC)**

**Prepared by the BWPC appointed delegate to the Joint Councils Committee of BANP**

The BANP was 'made' part of the development plan by Dorset Council in May 2020 following a referendum in February 2020. Bothenhampton and Walditch (BW) forms one of the five parishes participating in BANP.

It is customary, but not mandatory, for parish councils (PCs) involved in a NP to monitor the effectiveness of the Plan and the application of the policies therein. The terms of reference for BANP Joint Councils' Committee (JCC) state (clause 4.2) that:

*To monitor the overall effectiveness of the Plan over the preceding 12 months, and the likely implications and impact of the Plan for the subsequent year, an annual monitoring report will be prepared by Bridport Town Council, in accordance with agreed criteria, in liaison with the BANP parishes, and the Steering Group.*

The purpose of monitoring is to ensure that BANP remains relevant and effective in respect of planning decisions, and the policies in general, particularly where there may be changes in the local economy, population, and environment. In addition, any current or future changes to local or national guidelines which may have a positive or negative influence on the effectiveness of BANP are considered.

### **Planning Applications**

BANP policies cover housing, design, climate, landscape and other factors, and are quoted in BWPC planning responses, where applicable, to either support or object to planning decisions.

Planning applications are listed in the Minutes of BWPC meetings. Only two applications have required a reference to BANP policies, as opposed to the standard material planning considerations listed in DC guidance. One conflicted with policies D1 and D8 and is currently (July 2021) under appeal and subject to the Inspector's judgement; the other with policy L1 and subject to Planning Committee discussion. In both cases, BANP was a significant factor in the decision-making process at DC level. BANP is proving a significant factor in the two cases cited above.

Almost all applications are for small house extensions where it is arguable that Policy D9 is applicable, but we understand that these concerns are disregarded by Planning Officers, in the absence of Central Government legislation, and therefore content ourselves with recommendations where relevant.

No other appeals have been made in the year, and there has been no enforcement action in the Parish.

## **Environment**

BANP environment policies protect green areas within BWPC, where there are three designated green spaces: two conservation areas at Bothenhampton Main Street and Upper Walditch, and the Walditch Village green. There is a Green Gap (anti-coalescence) area between Upper Walditch and Bridport, and green spaces in Upper Walditch and the Howard Road amenity area. There are also hill areas where there are limited rights of way through fields.

There have been no instances in 2020-21 where these areas have been threatened by validated planning applications. There are outstanding issues over replacement of park and heritage trees.

## **Changes in Population and Housing**

Population, as reflected in the Electoral Roll data, has fallen slightly in the year 2020-21, but there has been an increase in family occupation in Upper Walditch, and possibly a decline in Bothenhampton. Demand for housing has intensified. Many of the planning applications received are related to home working as residents add offices to their homes, or to accommodate growing families.

Some smaller houses have been bought for second homes, but others are intended for retirement.

There are some holiday cottages rented out in Upper Walditch as well as long-term rentals and some Airbnb in Bothenhampton. Some houses are empty in winter as residents spend time abroad. It is not evident that these can be readily defined.

Six new houses have been built on the site of a bungalow in Bothenhampton, which have been sold easily at £600,000 plus. There is little expressed demand for cheap housing in BWPC because almost all residents are owner-occupiers. There is a Magna Housing Association site in Lower Walditch where homes are rented.

There is no land available for development within the development area, though it is possible that farm owners may wish to develop their land outside the boundary for housing. There is an absence of low-cost housing in Bothenhampton.

## **Local Economy**

Business people resident in the BWPC have continued to work in Bridport, as have key workers. Farms have continued their operations also. Many home workers have been using the roads for exercise and the footpaths and cycle tracks have experienced more wear. At this point the PC has no knowledge of households in need, but we understand that there have been about 40 residents using the services of the Citizens Advice Bureau in Bridport. There is no foodbank in the parish.

## **Changes to Local and National Guidelines**

At the time of this report the Climate and Ecological Emergency Plan (CEE) and the Dorset Local Plan (DLP) are still evolving. BWPC has responded to the CEE proposals with enthusiasm and impatience, hoping that the environment becomes a much more important issue in community development.

BWPC has also responded to the DLP, acting in support of BANP policies that may find their way into DC practice in 2023. The DLP has allocated no strategic development sites to

BWPC in the draft report. DLP has a vision that seeks to protect the rural nature and distinctive character of BWPC. It also incorporates much greater awareness of the need to change in the face of climate change.

The 'Planning for the Future' white paper issued by the Ministry for Local Government in August 2020 proposes to simplify planning processes and reduce the role of local government in the detail of building new developments, to free up more land for building. This may, if legislated in full, make a significant impact of the DLP. BWPC responded to the consultation invitation to query whether this legislation will answer Dorset's housing need. We await the next DLP consultation.

## **BANP Projects**

Of the 20 BANP projects some involve collaboration with participating parishes (e.g., community Bus Scheme) and others, such as the protection and enhancement of community facilities, can be attributed to individual parishes while still contributing to BANP area projects.

Funding for projects can come from CIL receipts but none has been received in 2020-21 for this purpose. At this stage projects seem to be still feeling their way.

At BWPC our new Parish Plan has set objectives that depend on more councillors to take them on.

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| Project 3  | BWPC has already a joint strategy with BTC and DIGS for the industrial archaeology of Bothenhampton Nature Reserve which can be linked to other parishes |
| Project 4  | BWPC's Parish Plan 2022-27 intends to contribute to climate smart initiatives  |
| Project 6  | BWPC's Parish Plan 2022-27 intends to examine viability of charging points in various locations  |
| Project 9  | BWPC's Parish Plan 2022-27 incorporates a search for allotment sites   |
| Project 11 | BWPC's Parish Plan 2022-27 outlines its interest in accessing Bridport town centre   |
| Project 12 | BWPC's Parish Plan 2022-27 indicates its concern about community bus provision   |
| Project 13 | BWPC's Parish Plan 2022-27 focuses on the issue of footpaths and cycle paths   |
| Project 20 | BWPC's Parish Plan 2022-27 intends to examine the issue of zero-carbon homes and energy efficiency   |

## **Finance**

There is an operational cost of implementation and monitoring of plans. The cost of BANP is borne by the participating parishes in proportion to their size. For BWPC the budgeted cost for 2021-22 is £989, payable in two tranches.

## **Publicity**

In order to inform residents so they can understand what BANP can achieve there is a weblink from the BWPC website to the Bridport Town Council website, BANP section [www.bridport-tc.gov.uk](http://www.bridport-tc.gov.uk).

## **Overview**

In the absence of such a Plan, endorsed by all five parishes in the Bridport area, the management of obtaining permission to build would not accurately reflect the wishes of the

local community. BANP gives an additional layer of protection for local landscape features and for green spaces, over which residents have expressed strong levels of anxiety in a survey of the BWPC area. Participation has also provided an additional weight to our residents' views when responding to individual planning applications and to other consultations such as that over the Dorset Local Plan.

During its first year, no modifications have been necessary. However, the development of Government policy needs constant scrutiny in order to identify national or local changes of which the BANP members need to take account.

This concludes the BANP monitoring report from BWPC for the 12 months since the making of BANP in May 2020. It shall be available to all BANP councils, for overall monitoring purposes, and published on the BWPC website for the benefit of our residents.

A handwritten signature in black ink, appearing to read 'A J Basker', is centered on a light grey rectangular background.

Cllr A J Basker  
Chairman - Bothenhampton & Walditch Parish Council

June 2021