CG FRY & SON
DEVELOPMENT

Burton Road, Bridport

The Draft Proposals

The draft proposals seek to deliver around 75 new homes, providing a mix of sizes and tenures, contributing to the housing needs of the area and the wider national housing crisis. The proposal will seek to provide 35% affordable housing in line with Policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan and in the spirit of the objectives set out in the Bridport Neighbourhood Plan.

1. Extensive area of Public Open Space
2. Tree lined streets
3. A new pedestrian path to the west of Burton Road promoting pedestrian permeability and encouraging active travel
4. Maintain visual connection to the sea
5. Native hedgerow to provide low level screening and improve biodiversity connectivity
6. Additional planting to protect visual amenity of listed buildings

Illustrative Masterplan

CG FRY & SON
DEVELOPMENT

Burton Road, Bridport

Sustainability

Dorset Council declared a climate and ecological emergency in 2021 and has subsequently adopted their Natural Environment, Climate and Ecology Strategy (recently 'refreshed'). The strategy is focused on three pillars:

1. **Climate change**

   Cutting greenhouse gas emissions

2. **Biodiversity loss:**

   Helping nature recover by protecting and enhancing our land, rivers and sea

3. **Environmental resilience:**

   Adapting for the impacts of unavoidable environmental change

C G Fry & Son believe that building a home with a low energy demand is the best long-term way to deal with high CO_2 emissions and fuel bills. The efficiency of the "building envelope" is key to this.

Built to our "Stepping Stone" specification to meet the new Future Homes Standard to achieve an average carbon emission reduction of 65% across the development

High level of airtightness (an average airtightness of 3.5m^3)

Traditional masonry cavity wall construction

Bat boxes/bird boxes/swift boxes/bee bricks

Electric car charging points

High level of workmanship and attention to detail reduce heat loss

Sustainable urban drainage system

Provision of photovoltaic panels/ waste water heat recovery devices

Built using bespoke construction details which have been thermally modelled

High level of insulation

Low water use

Low energy lighting

Air source heat pumps

Low-e double glazing

Better heating controls

Local sustainably sourced materials

Heating, hot water and lighting is 50% cheaper:

an average new build house owner will pay just over £800 a year, compared to £1,789 for those in older equivalent sized properties (yearly saving of £979). Source: https://www.hbf.co.uk/policy/wattasave

CG FRY & SON
DEVELOPMENT

Burton Road, Bridport

Landscape, Open Space and Ecology

The planning application will be informed by a landscape and visual impact assessment. A carefully conceived landscape plan will ensure the proposal assimilates positively into the landscape while providing opportunities for meaningful open space.

Access to the proposed high quality public open space will provide opportunity for the community to connect to nature, promoting health and well-being.

A series of ecological surveys have been carried out to inform the proposals, including reptile, nesting birds, badger, otter and vole, hedgehog, dormouse and bat activity surveys.

C G Fry & Son seek to provide ecological enhancement on site, dedicating over half of the site to open space and landscape buffers. The retention, protection and enhancement of hedgerows and trees where possible helps to avoid and reduce adverse ecological impacts, including potential impacts on protected species.

The proposed open space and landscape buffers provide important biodiversity habitat. The proposals will result in a 10% Biodiversity Net Gain post development.

Heritage

The site surrounds benefit from numerous designated heritage assets. This includes the adjacent Grade II listed Wych Farmhouse and the heritage coast. This proposal seeks to preserve and enhance the significance of the heritage assets and their setting. Archaeological considerations will also inform the design.

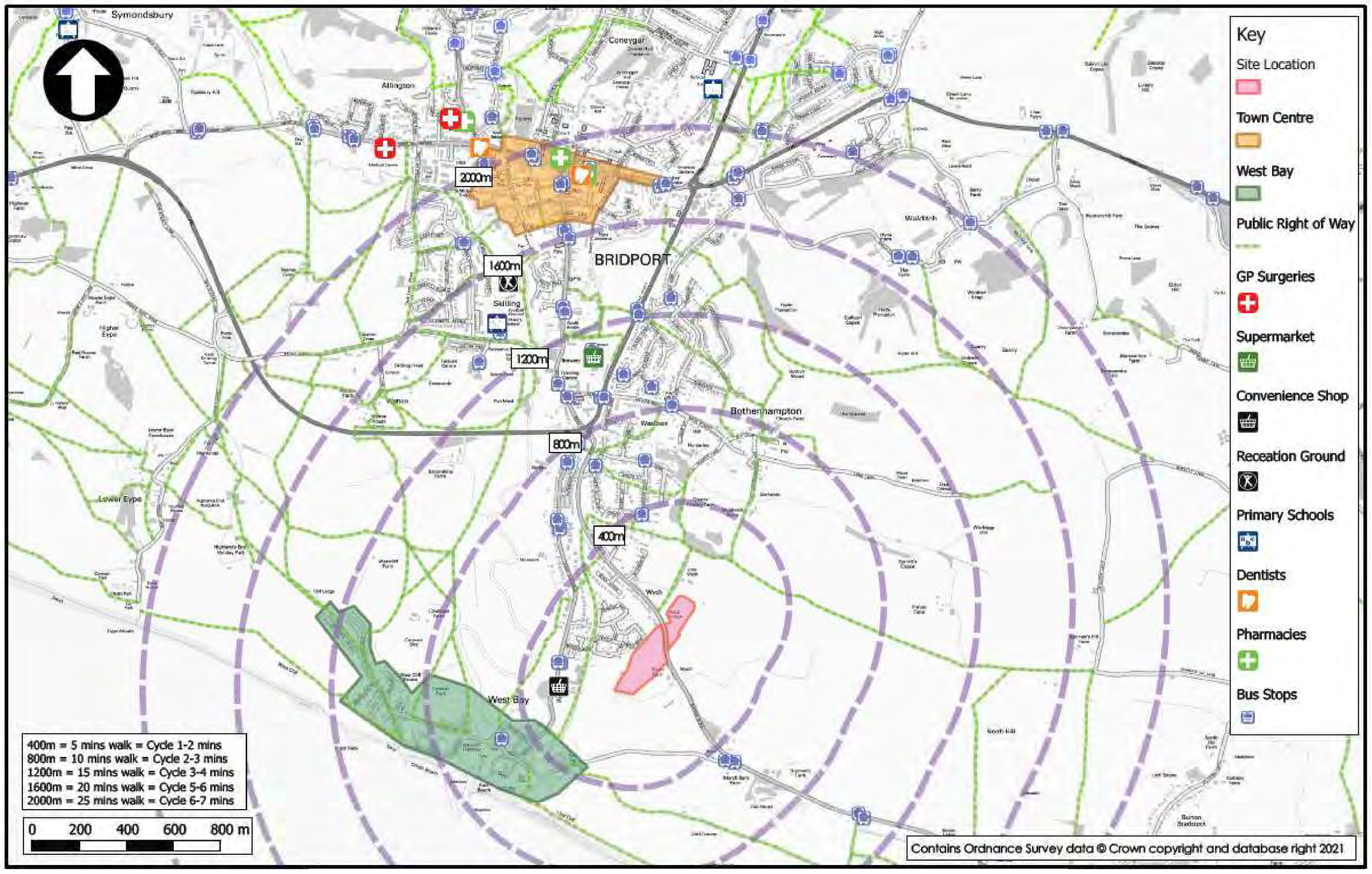
The landscape buffer adjacent to the Grade II listed Wych Farmhouse ensures separation of the farmhouse from the main settlement, such that the proposal preserves the rural setting and the legibility of its rural context.

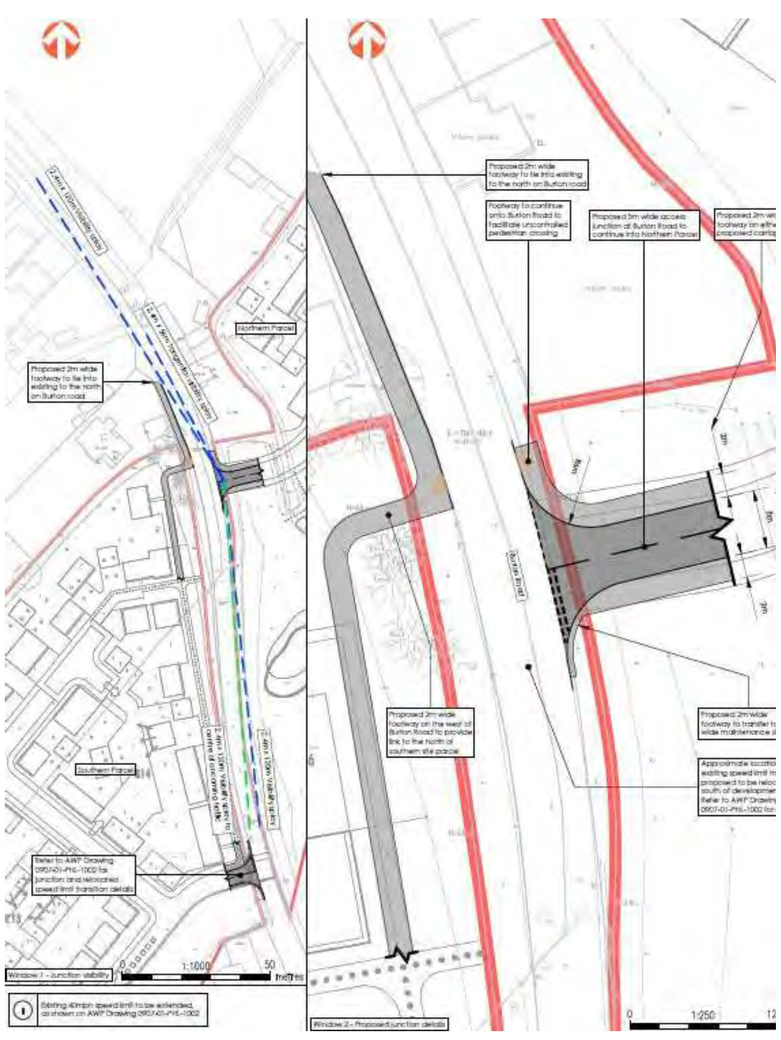
CG FRY & SON
DEVELOPMENT

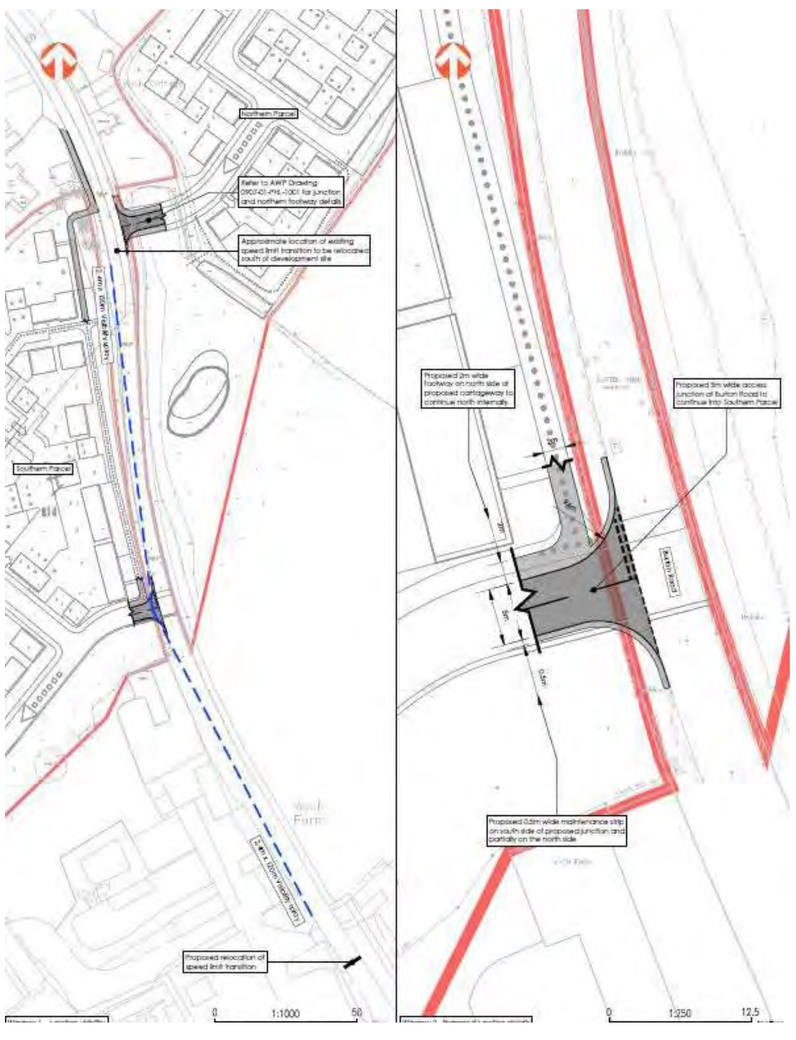
Burton Road, Bridport

Movement and Access

C G Fry & Son have worked hard to ensure that the proposed scheme provides safe and suitable access for all users providing a new pedestrian path through the site, and connecting to the existing pavement along Burton Road.







The adjacent plans and drawings show the detailed access proposals into the site from Burton Road. As part of this, it is intended to extend the 40mph speed limit along Burton Road.

Every home will have dedicated parking. Further details on the parking will be provided at reserved matters stage.