

## Burton Road, Bridport

### Flood Risk and Drainage

The proposal will take into account the long term implications for flood risk, and ensure that the development is made safe for its lifetime without increasing flood risk elsewhere, through the implementation of a comprehensive drainage strategy, including sustainable urban drainage (SuDS) basins.

The site is primarily located within flood zone 1, at the lowest risk of flooding, with a portion of the southern parcel of land located within flood zone 2 and 3. The proposal ensures that vulnerable development, (in this case the new homes) is directed away from the flood risk zones.



Example C G Fry & Son homes fronting SuDS basin.

### Social and other Infrastructure

In addition to the provision of **on-site social housing, public open space and carrying out highway improvement works**, as part of any planning permission that may be granted by Dorset Council, financial contributions will be made to a number of local infrastructure improvements through what are referred to as planning obligations.

These are secured by the Council via the Community Infrastructure Levy [“CIL”] and via a legal agreement known as a S106 agreement which also covers other matters such as the future management and maintenance of any communal areas within the development, including the open space.

The level of contributions to be secured will be agreed in consultation with Dorset Council. **As Bridport has an adopted Neighbourhood Plan, 25% of the CIL monies will be directed to Bridport Town Council, providing benefit for local projects.**





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### Summary of Benefits

The proposal will deliver a sustainable extension to Bridport, providing;

Up to 75 new energy efficient market and affordable (social) homes contributing towards an acute local need

Provision of public open space

Homes designed to a high quality with attention to detail and craftsmanship

Highway improvements to Burton Road

New landscaping and ecological enhancements



Investment in local infrastructure

Additional contributions to Council Tax

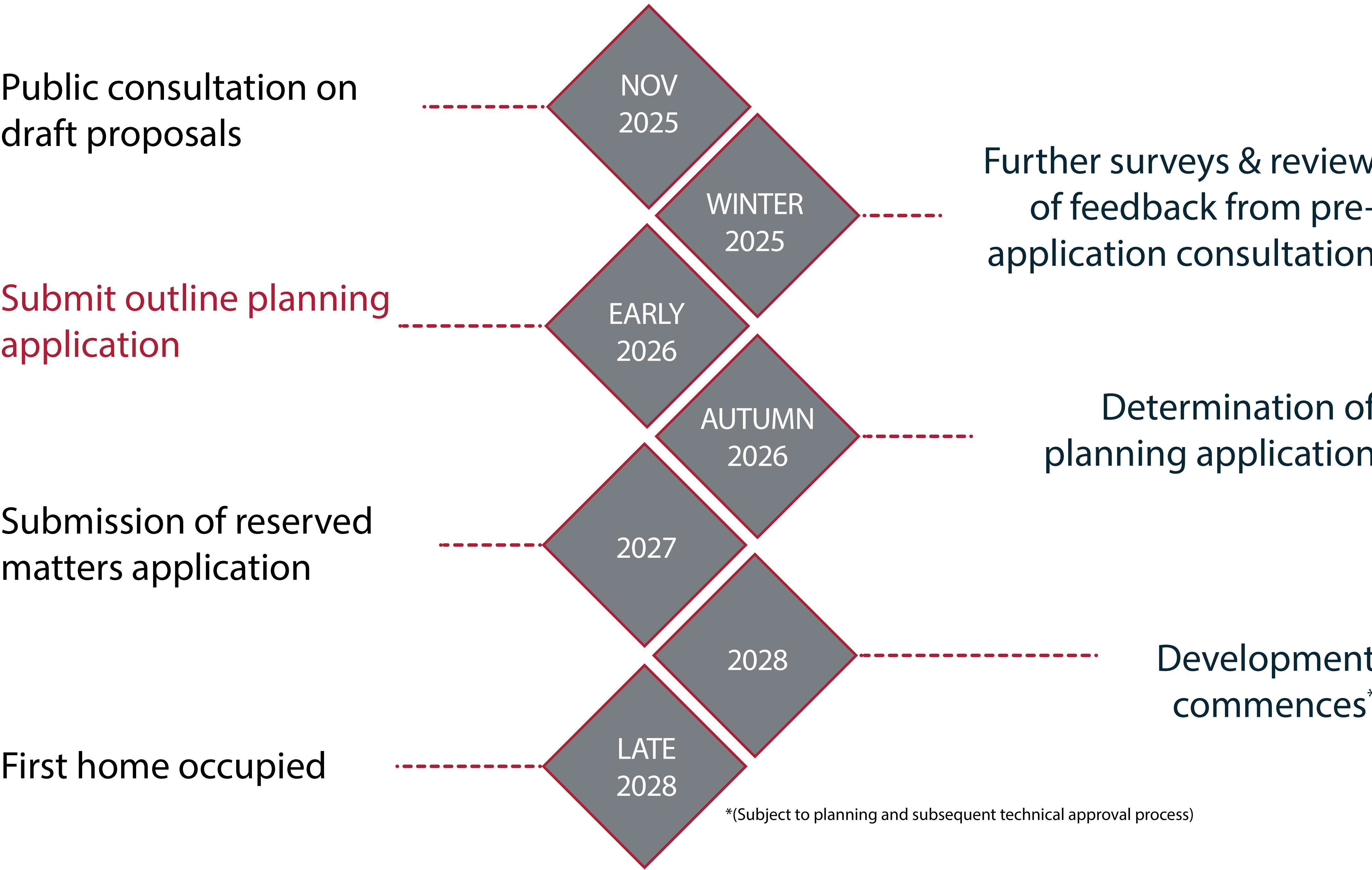
Sustainable drainage systems and landscape planting offering new habitat creation

Support for existing local services and facilities through local spending, enhancing the vitality of the area

Economic investment during the construction phase associated with employment and local spending.







CG FRY & SON  
DEVELOPMENT

awcockward  
partnership

ead  
ecology

INDIGO

landgage  
HERITAGE

ASPECT  
TREE CONSULTANCY

CARNEYSWEENEY  
PLANNING



**CG FRY & SON**  
D E V E L O P M E N T

Burton Road, Bridport

Have your say

Thank you for taking the time to look at our draft proposals for the site. Your feedback is important to us.

Please send your comments to us **via email** at  
[planning.exeter@carneysweeney.co.uk](mailto:planning.exeter@carneysweeney.co.uk)

Or by post to:

CarneySweeney  
Broadwalk House  
Southernhay West  
Exeter  
EX1 1TS

Please let us have your feedback by midnight  
on Sunday 14<sup>th</sup> December 2025

We will carefully consider all of the comments and issues that are raised from this and our other pre-application engagement with stakeholders and aim to address them as far as possible through our planning application.

C G Fry and Son understands that it is not just homes that we are delivering, but places that provide opportunities for communities to thrive. We pride ourselves on delivering well designed and beautiful homes that meet the needs of present and future generations. C G Fry & Son foster meaningful open space, integrate nature into the core of our place making, and promote healthy and safe communities.