



Burton Road, Bridport

What is this online consultation about?

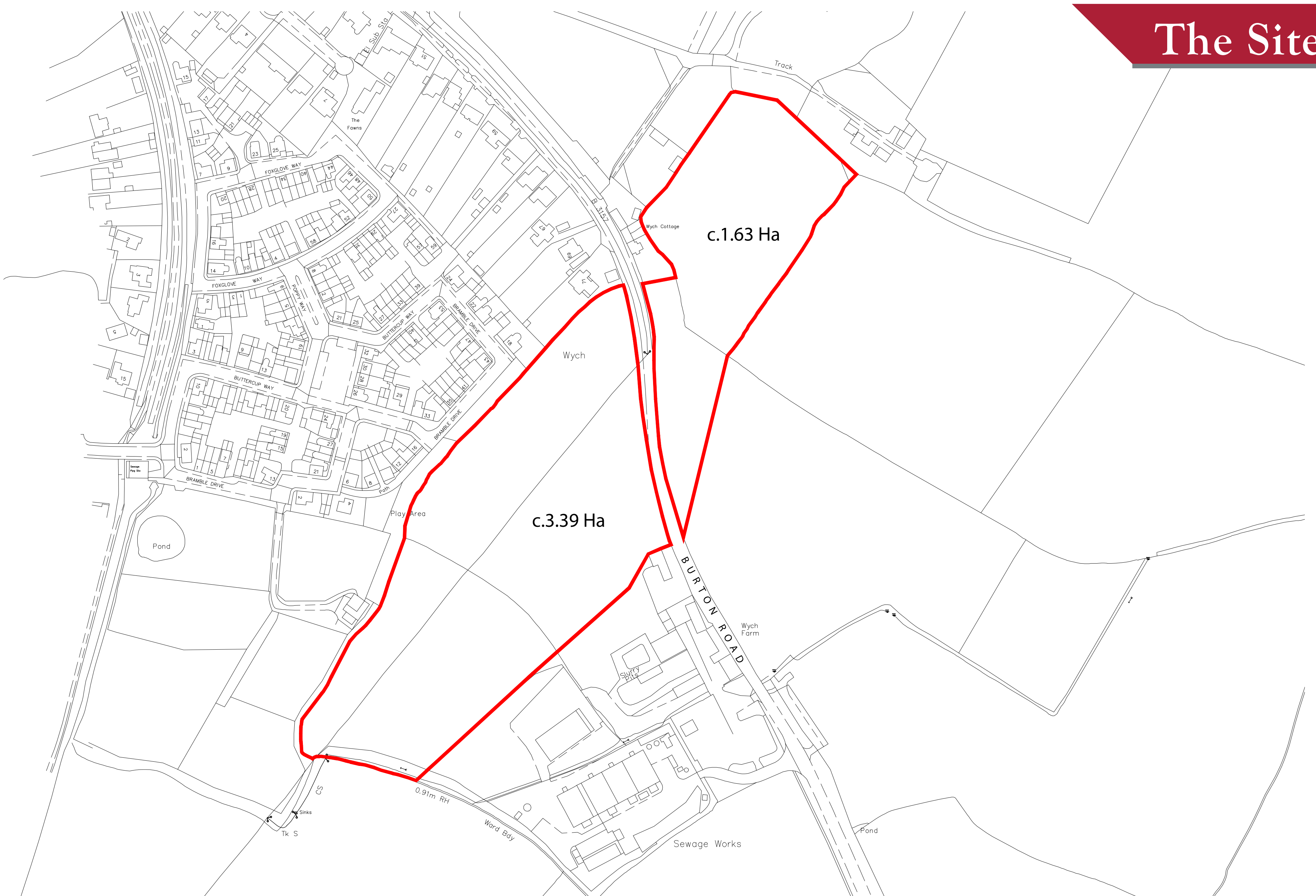
Welcome

The purpose of this online consultation is to seek the views of community representatives and local residents on our draft proposals for the provision of new homes and public open space at land north and south of Burton Road, Bridport.

The proposals are being progressed as an **Outline Planning Application** setting out the broad principles for the development.

This consultation provides an opportunity for you to comment on the emerging proposals. We will aim to address the comments raised through our planning application.

The Site



The Site is located on the southern edge of Bridport, adjacent to the settlement boundary. As shown on the plan it is formed of two parcels either side of Burton Road. Both parcels comprise agricultural fields, divided by boundary hedges and are accessed from Burton Road.

Burton Road, Bridport

About C G Fry & Son

Founded over 80 years ago C G Fry is a family-owned regional housebuilder based in West Dorset, operating across the southwest from Cornwall to Hampshire and currently building around 300 houses a year.

The Company is in the ownership and control of the Managing Director, Philip Fry, and employs around 200 people across many disciplines from site operatives to professional design, surveying, planning and project management staff.



C G Fry & Son seek to deliver outstanding homes in developments that will leave a legacy for future generations to enjoy. Craftsmanship and quality have always been the hallmarks of our work, earning the Company an enviable reputation.



We have delivered high quality schemes in and around Dorset, a local example being the Coal Yard in Bridport town centre. We are also proud to be one of three developers delivering Poundbury, working in partnership with the Duchy of Cornwall.

Further details of our history and examples of our developments are included on our website www.cgfry.co.uk.

Burton Road, Bridport

Addressing the Housing Crisis

There is an acute need for new housing both nationally and locally in part as a result of lack of supply over the past 50 years.

Across the UK, the average age of a first-time buyer is now 33 (in 2007 it was 27) and 18% of 25-34 year olds are living with their parents.

The Government has made clear that it wants to significantly increase housing delivery to help tackle the housing crisis. This includes increasing housing delivery rates nationally to 300,000 homes a year, a figure not reached since the 1960s and 70s when a significant proportion of new homes were still being built by local authorities as Council houses.

As set out on Dorset Council's website, **there are currently almost 7,000 households on the housing register**, waiting for housing. In the words of an Inspector, appointed by the Secretary of State within a recent appeal decision, 'overall, this is a very serious position'.

In Bridport alone, there is a high level of need with 697 households on the register awaiting housing with either a local connection or with Bridport being their preferred area to live.

C G Fry is committed to playing its part in addressing the growing national housing shortage by delivering new high-quality homes in sustainable locations such as the land at Burton Road, Bridport.

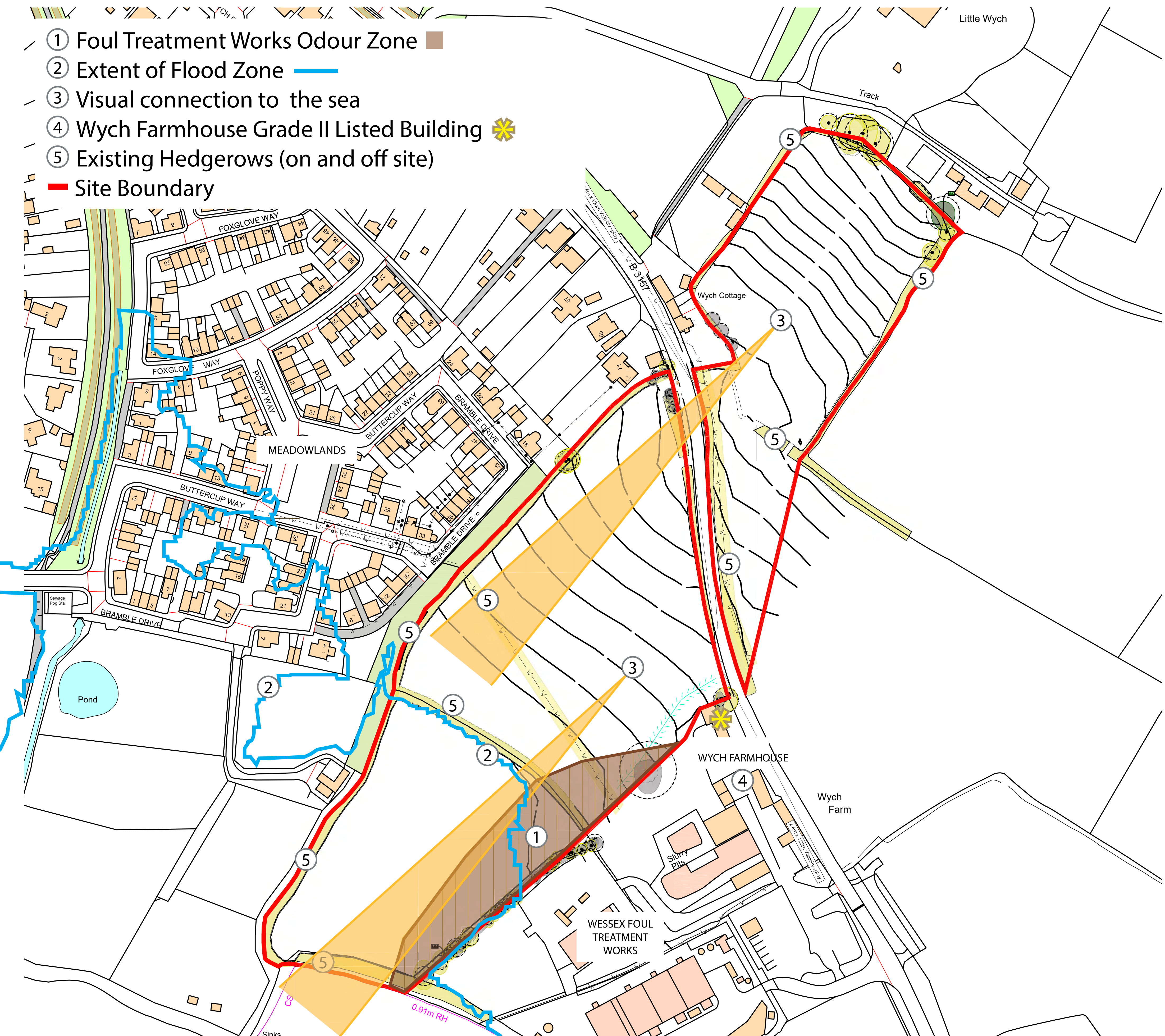


Example C G Fry & Son Illustrative Street Elevation in Dorset

Burton Road, Bridport

Site Constraints & Opportunities Diagram

Planning Context



The southern parcel sits comfortably between residential development at Meadowlands to the north and Wych Farmhouse and the neighbouring Bridport (West Bay) Waste Water Treatment Works to the south. The northern parcel sits to the south of Little Wych and to the east of Wych Cottage.

Site survey and assessment work is ongoing and will continue to inform the proposals as they evolve.

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Adopted West Dorset, Weymouth and Portland Local Plan

Planning Context



West Dorset, Weymouth & Portland Local Plan
2015

The current West Dorset, Weymouth and Portland Local Plan was adopted in 2015. This plan is considered to be out of date.

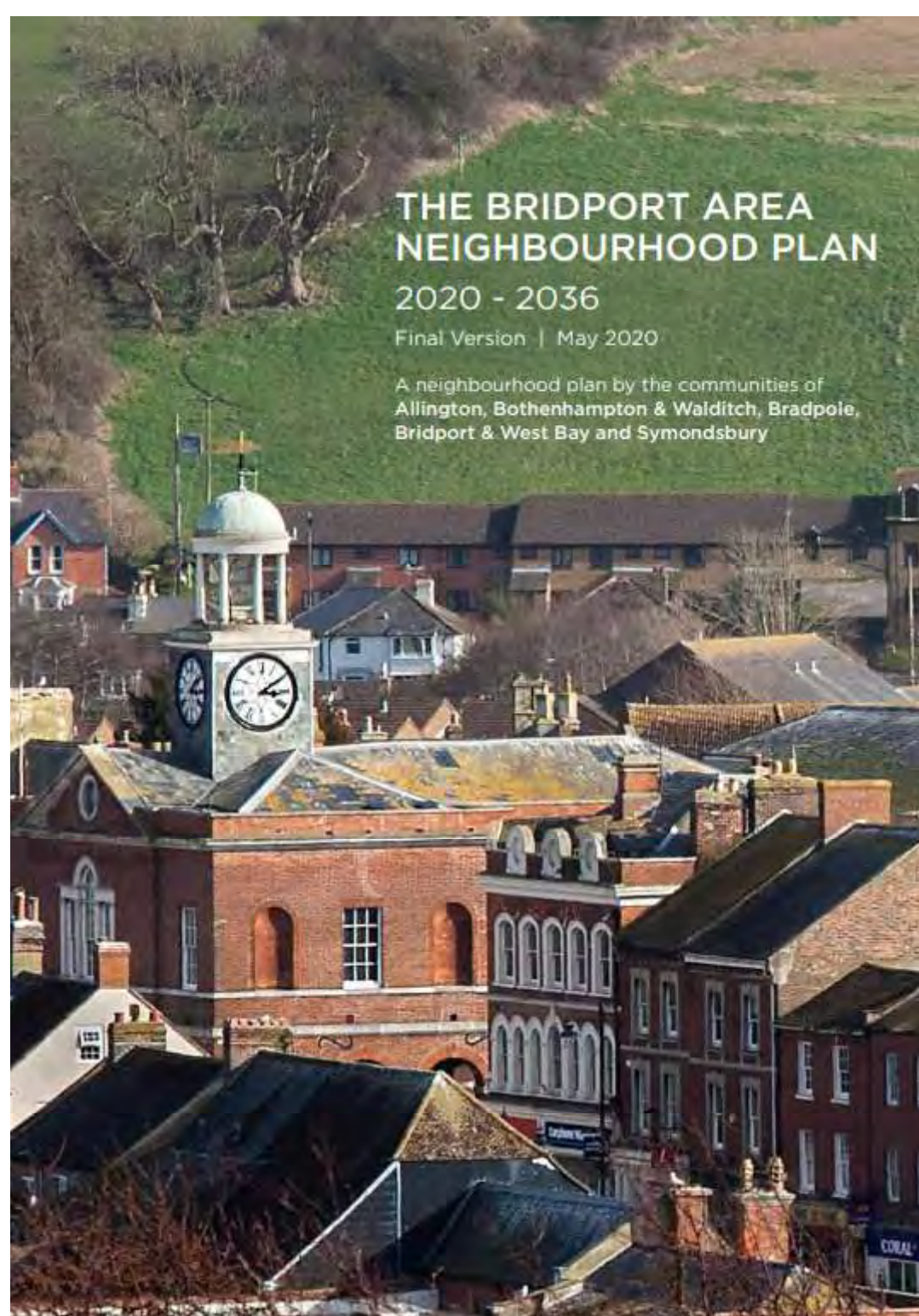


This sets out that Bridport alongside Beaminster, Lyme Regis, Portland, Sherborne and Crossways will be the focus for future development in West Dorset, second only to Dorchester and Weymouth.

A new Local Plan for Dorset

Dorset Council is currently preparing a new Local Plan ["LP"] that will allocate sites throughout Dorset to provide new homes. Dorset Council's consultation on potential site allocations, including this site, closed on the 31st October 2025.

Bridport Neighbourhood Plan



The Bridport NP sets out a Neighbourhood Area Vision; "The Bridport area will remain a place we are proud of, with an improved supply of homes and employment opportunities for local people, public facilities to match, and with a reduced carbon footprint. We will preserve our rural setting, the individual characters of our town and parishes, and ease of moving about within it".

The Bridport NP Group are currently carrying out a consultation on a review of the Bridport Area NP 2020-2036. This is separate to this consultation but also includes this site.