CG FRY & SON
DEVELOPMENT

Gore Cross, Bridport

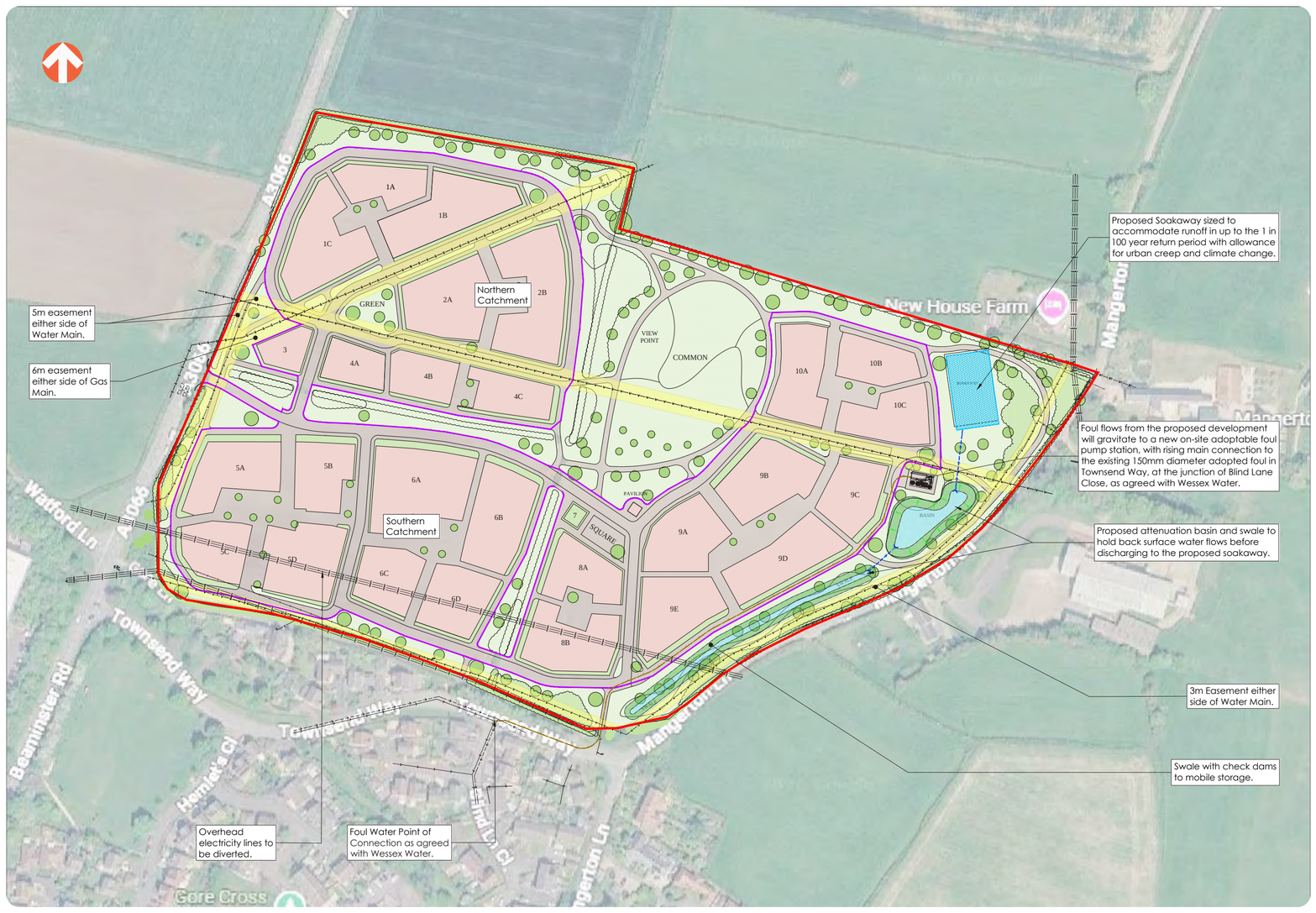
Flood Risk & Drainage

C G Fry & Son has engaged with Dorset Councils Lead Local Flood Authority to ensure that our proposal takes into account the long term implications for flood risk, and ensures that the development is made safe for its lifetime without increasing flood risk elsewhere.



Example CG Fry & Son homes fronting a SuDS basin.

The Site is located within flood zone 1 which is the lowest risk of flooding. The surface water run-off generated by the development will be attenuated on-site within a sustainable drainage Systems (SuDS). This will comprise a series of swales and an open storage basin, which will feed water into an effective soakaway system at a controlled rate.



The development will mitigate the impacts of climate change, providing betterment over undeveloped conditions whereby the rate of discharge of surface water from the site would continue to increase as climate change occurs. This approach protects the development from flooding throughout its lifetime whilst also offering a reduced flood risk to the neighbouring catchment.

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Social and other infrastructure

In addition to the provision of **on-site affordable housing, public open space & carrying out highway improvemet 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 through 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 the Bridport Town Council.**

Education infrastructure

Strategic outdoor sports provision

Health infrastructure



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What Happens Next?

We will carefully consider all of the comments and issues that are raised from this and our other pre-application engagement with stakeholders

The application will be supported by a number of technical studies including:

National Landscape Statement

Transport Assessment and Travel Plan

Ecological Impact Assessment

Energy Statement

Design and Access Statement

Arboricultural (Tree) Survey

Acoustic Assessment

Statement of Public Consultation

Landscape and Visual Impact Appraisal

Biodiversity Net Gain Assessment

Heritage Assessment

Planning and Affordable Housing Statement

Archaeology Assessment

Odour Assessment

Flood Risk Assessment and Drainage Strategy

We aim to submit our planning application early 2027.

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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 contact us with your comments **via the consultation website** at:
www.carneysweeney.co.uk/consultations/gore-cross

Or send completed feedback forms/comments **by post** to:

Carney Sweeney
Clockwise
Broadwalk House
Southernhay West
Exeter
EX1 1TS

Or **via email** to:
planning.exeter@carneysweeney.co.uk

Please let us have your feedback by
5pm on Friday 18th December 2026

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.