



Bere Regis Neighbourhood Plan





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Acknowledgements.

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Introduction

This Neighbourhood Plan has been prepared by the community of Bere Regis. It sets out a vision and objectives for how the Parish of Bere Regis will develop from 2017 to 2027. This text is supported by Maps (**Map**) and Supporting Evidence (**SE**), as mentioned in the text. Supporting evidence is available to download from the Bere Regis Parish Council website.

Our thinking drew heavily on the Parish Plan which was completed in March 2007, and which is available to view on the Parish Council website at www.bereregisparishcouncil.co.uk. We are indebted to all those who put considerable effort into preparing that document.

When work commenced on this Neighbourhood Plan it was envisaged that it would provide a comprehensive document that dealt with all areas of the parish: to provide guidance on the activities and aspirations of our residents. However, after receiving advice from our local authority colleagues, it became apparent that the plan was required primarily as a legal guide to what residential and commercial development should be allowed, together with identification of appropriate sites.

Because future development will be restricted to areas immediately around the village of Bere Regis, it might appear that outlying and rural areas have not been given consideration. This is not the case. Such areas are already covered by local and national planning policy and guidance, and we have not identified any need to replicate that advice or to provide any additional protection to those areas.

This Neighbourhood Plan seeks constructive change intended to meet the needs of current and future residents while protecting and enhancing those features that contribute towards the character and essence of the parish. Once agreed, the Plan will form part of the Statutory Development Plan for the area, guide future development in the Parish, and be used to determine planning applications.

This Neighbourhood Plan relates to the Parish of Bere Regis. The plan area was designated by Purbeck District Council on 14th January 2014 (**Map 1**).



Vision & objectives

Vision: Our vision is to sustain a safe and lively parish community, centred on the village of Bere Regis.

Objectives: To achieve this, our objectives are to:

1. Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.
2. Ensure that new housing is designed to fit well with the local streetscape and blend with the vernacular architecture, as detailed in the Conservation Area Appraisal (**SE1**).
3. Ensure that new developments integrate well with existing housing in order to maintain a strong sense of community.
4. Support and sustain existing community facilities and services, such as social and sporting facilities, plus medical and emergency services. This plan also supports the provision of a new community hall designed to enhance and enrich the lives of residents.
5. Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.
6. Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.



Purbeck Local Plan Part 1 & Review, the History

Purbeck Local Plan Part 1 (PLP1) divides the Purbeck district into five spatial areas. Within the north-west spatial area Bere Regis is identified as a key service village for local residents. The village also serves settlements in the adjoining parishes of Affpuddle, Turnerspudde and Bloxworth in the Purbeck area, together with villages such as Winterborne Kingston in North Dorset.

PLP1 was adopted by Purbeck District Council (PDC) in 2012. As part of the adoption process, PDC agreed to undertake a partial review of the plan by 2017. This review was required because the Planning Inspector raised concerns that the Council had not fully explored potential for providing additional residential development. Since then PDC have undertaken a number of consultations that are likely to result in a comprehensive review of the local plan.

The original Policy NW:North West Purbeck is reproduced at **SE3**. However, this policy may change following the review. In the meantime, the Bere Regis Neighbourhood Plan is being written to conform with PLP1 as adopted.

The most recent Strategic Housing Market Assessment (SHMA) indicated a need within the Purbeck area for 168 additional homes per year, instead of 120 as planned in PLP1. The number of homes actually required is still being reviewed. To date PDC has not considered imposing additional development in Bere Regis. However, due to constraints on development in other parts of the district, PDC is now considering additional development in all areas.

In light of changes to national guidance and legislation, PDC is considering updating all planning policies in the Local Plan (PLP1) as part of a comprehensive Local Plan Review. Consequently, any references to PLP1 policies in the Neighbourhood Plan should also be taken to refer to any future amended policies which may be adopted by PDC.

Summary of consultation:

The Consultation Statement (**SE2**), shows the process followed in the production of this Plan.

Legislative Requirements

There are various legislative requirements and tests that the Neighbourhood Plan has to meet in order to pass examination. These tests are known as the 'basic conditions' and the Plan has to:

- have regard to national planning policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan for the area (PLP1);
- not breach, and otherwise be compatible with, European Union (EU) obligations and human rights requirements.

National planning policies and advice are contained in both the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). The NPPF was published in 2012 and requires any proposed changes to the Planning Framework to undergo formal consultation. These documents are readily available on-line.



Bere Regis

The parish of Bere Regis at 3,319 hectares (8,201 acres or 12.81 square miles), covers a large geographical area, and includes the main settlement of Bere Regis plus the hamlets of Hyde, Bere Heath, The Warren, Chamberlaynes, Roke, Shitterton and Lane End.

The village of Bere Regis is situated in the Bere Stream valley and lies on an important intersection between the main A35 and A31. The C6 runs south from the village to link with Wool, while the Winterborne Kingston road provides a link to Blandford Forum in the north. Immediately around the village are the hills of Bere Down, Woodbury Hill and Black Hill. From any of these viewpoints it is apparent that the most outstanding characteristic of the village is the way it sits within the river valley, while the built form relates well to the surrounding landscape.

The village stands at the gateway to the Purbeck region, and the parish as a whole benefits from outstanding countryside that is rich with natural beauty and diversity of wildlife. There is a strong sense of community with good use made of retail, sporting, leisure and worship facilities.

Population Profile - Data extracted from the 2011 Census (<https://www.nomisweb.co.uk/>) indicates that the population of Bere Regis parish was 1,745 in that year. By contrast, the 2014 mid-year estimates from the Office for National Statistics indicate a population of 1,762 made up of 61.8% within the age range 16 to 64 years of age, and a balance between males and females (**SE4**)

Population diversity in the parish was 97.9% white British and 2.1% BME (black and minority ethnic) with just 0.8% whose main language is not English. Data shows that 30.5% of residents are classified as residents of isolated rural communities while 22.4% as residents of small towns. The same proportion (22.4%) of the population are described as successful professionals living in suburban or semi-rural homes.

Housing - The 2011 census reports 803 households in the parish, while the 2014 mid-year estimate suggested 841 households.

The census data is included at **SE5**, and indicates that the 803 households were made up of 27.1% comprising a single person, 34.9% married couples

with or without dependents, and 10.6% cohabiting with or without dependents.

The data indicates 58.8% of properties were owner occupied; 38.4% rented, and; 1.9% comprised second homes.

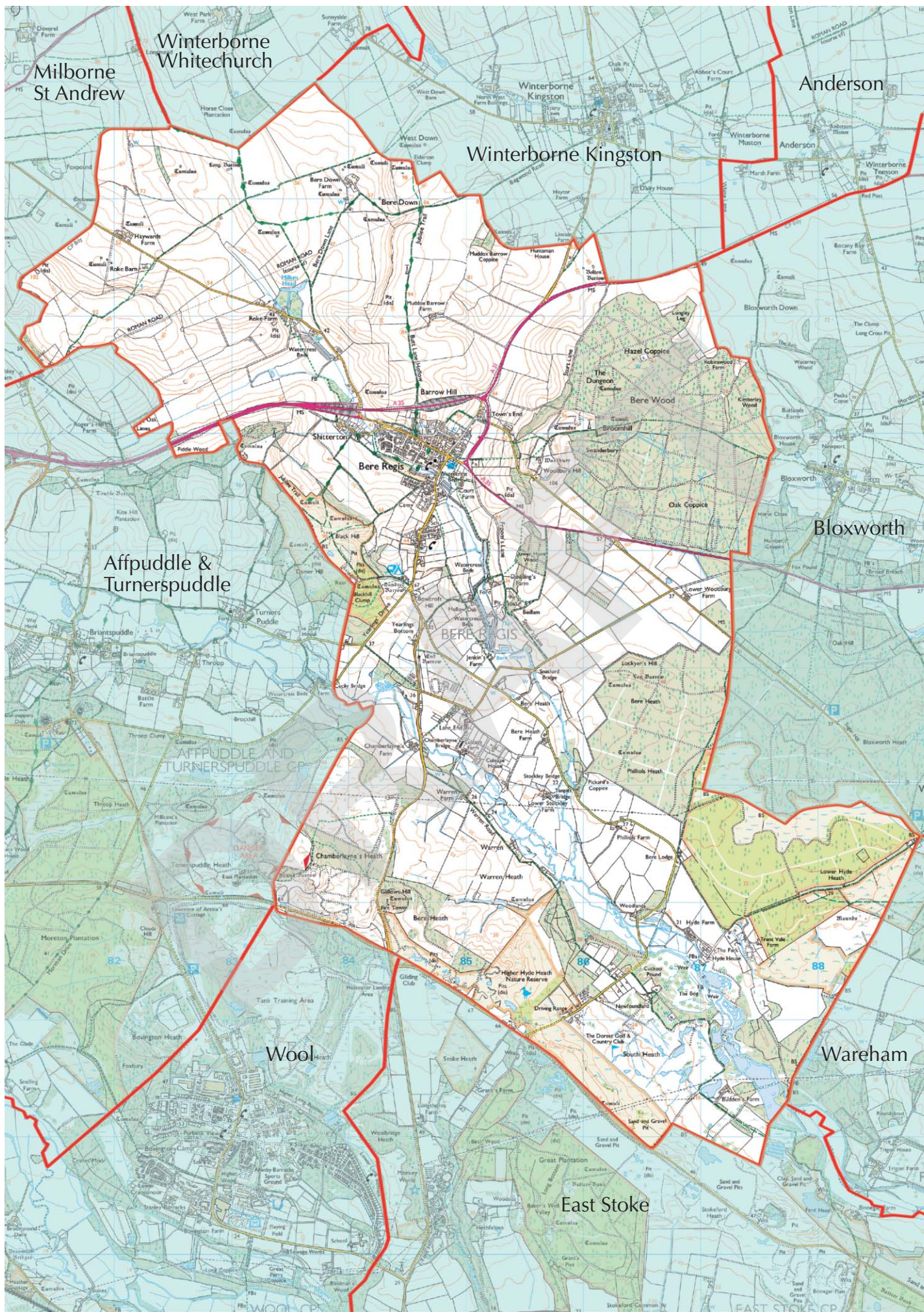
Access and Connectivity - At the time of writing there is a limited bus service connecting Bere Regis to both Dorchester and Winterborne Kingston (four a day). Two buses then continue from Winterborne Kingston to Blandford Forum. Consequently, residents of Bere Regis are very car dependent with statistics showing that just over 80% of people travel to work by car. A table showing car ownership is included at **SE6**.

The parish has set up a neighbourhood car scheme to assist those with mobility problems or who are unable to rely upon public transport. This service assists with travel to hospital and dental appointments, shopping, interviews, and transport to college.

There are school buses that operate at the start and end of the day during term time to take students to Lytchett Minster and The Thomas Hardy School in Dorchester. Members of the public can use these buses for transport if space is available. There are also mini-buses that transport students from the village to some of the private schools in the area.

Economic Activity - The table at **SE7** shows the economic activity of residents of Bere Regis compared to Purbeck, Dorset and England and Wales: A standard classification adopted by the Office for National Statistics is the socio-economic classification, which groups the population based on occupation. The largest group in the parish of Bere Regis is lower managerial, administrative and professional occupations (class 2) representing 22.6% of the residents. This compares to 20.8% in England and Wales. The table at **SE8** provides a breakdown by socio-economic classification for residents aged 16 – between and 64.

Education - 27.1% of Bere Regis residents have qualified at Higher National Certificate (HNC) or higher, compared to 27.2% in England and Wales. Just 4.4% of Bere Regis residents have no educational qualifications compared to 5.7% in England and Wales. The full breakdown is shown in **SE9**.



Map 1 - Bere Regis Parish Boundary

The Village History

General Background - Bere Regis village, thought to be of Saxon origin, flourished in the mediaeval period and became significant due to its royal patronage and the annual Woodbury Hill Fair. Sadly, very little architecture remains from the mediaeval period due to severe fires in the 17th, 18th and 19th centuries.

The Historic Environment Statement (**SE10**) gives more detail on the history of the parish and how it has evolved through time. The statement suggests that there may have been a prehistoric settlement on the same site as the village.

The 20th century has seen extensive residential and some commercial development within the village as summarised in the housing section.

In 1981 much of the village was established as a Conservation Area. This designation covers North Street; West Street including the area around the church; the back lanes between West Street and North Street; and the hamlet of Shitterton, which still retains a somewhat separate identity.

Within the Conservation Area there are 52 individual listed structures and many other significant buildings. In 2002 a Conservation Area Appraisal (**SE1**) was produced, which documents the important architectural features of individual buildings, and describes the vernacular styles apparent within the village. This appraisal has been adopted by PDC to provide supplementary planning guidance used in determining planning applications.

Another important feature of the village is the preservation of a number of back lanes of rural character which link principal streets with the surrounding countryside. These green lanes are of considerable historical importance and add much to the character of the village.

Housing - Until after the First World War, most housing was provided by the surrounding estates, often under service agreements including agricultural tenancies. From 1938 onwards, the village benefited from new housing development, mostly council owned.

These developments include:

- Southbrook begun in 1938/39, finished in 1945/49, about 20 properties.
- Sitterton Close begun in 1939/40, finished in 1945/46, 12 properties.
- Egdon Close completed in 1945/47, 24 properties.
- Green Close completed 1949/51, 32 properties.
- Southmead completed 1968/69, 19 properties.
- Boswells Close 1966/71, 17 properties.
- Manor Farm Road, Old Barn Road and Elder Road, all date from the late 1970s
- Turberville Court provides sheltered housing and also dates from the 1970s
- Cyril Wood Court, a retirement home for artists, opened on the north side of West Street in 1976.

The 1980s saw a reduction in the provision of new public housing, with encouragement to build houses for purchase by individuals. This resulted in development of the housing estate at the western end of Elder Road together with its two satellite roads (Stanbarrow Close and Bitchams Mead). There have also been developments at Kingsbere Court and Woodbury Court, together with individual houses built on infill sites around Snow Hill and in Shitterton. Griffins Gardens, a mixed development site of 18 houses off North Street, was completed in 2008, while Springgrove to the west of North Street was completed earlier.

The advent of 'Right to Buy' in 1980 saw much of the publicly owned housing move into private ownership, with Housing Associations becoming the landlords of former council properties.

Thus, the 20th century has seen considerable new development within the village but, with the exception of relatively small developments off the C6 such as White Lovington, development has largely been confined to the north of Bere Stream. This has enabled the village to retain a compact appearance and has helped to protect the separate identity of Shitterton.

The Natural Environment - The parish of Bere Regis follows the path of the Bere Stream from the chalk downs in the north-west of the parish, through the



sands and gravels around Bere Regis village, to the heathland in the south-east. This contrasting geology and the varying land use, provides an exceptional setting to the village.

Woodbury Hill lies to the east of the village and is the site of an ancient iron age hill fort. In mediaeval times the hill became the site of the largest trade fair in the south of England. This fair terminated at the time of the Second World War. There are also fine views from Black Hill to the south of the village, while Barrow Hill to the north of the by-pass also provides views across the area.

The chalk downlands to the north of the parish remain in agricultural use as they have since mediaeval times. To the east of the parish is a large area of woodland, part ancient and part commercial, whilst the southern part of the parish includes significant areas of heathland. Locally the Bere Stream and River Piddle are fine examples of chalk stream habitats. Water from the chalk aquifers has supported the watercress growing industry for many years. All of these factors combine to provide exceptional diversity of landscape within a relatively small area.

The local countryside is particularly rich in areas of wildlife interest, with three Sites of Special Scientific Interest (SSSI) and four Sites of National Conservation Interest (SNCI) within the parish. Most of these sites are accessible from the network of footpaths radiating from the village. Black Hill SSSI and Higher Hyde Heath SSSI are also designated as European Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (wetland sites of international importance).

Black Hill is a popular walking area for locals and visitors to the area, and provides superb views both to the north and the south. The hill is in private ownership but is managed by Natural England under

a Countryside Stewardship Management Agreement. Work focuses on scrub management for the enhancement of a rare type of heathland habitat.

At the southernmost end of the parish is the Higher Hyde Nature Reserve, which includes an SSSI owned and managed by Dorset Wildlife Trust (DWT). The reserve has a wide range of heathland habitats, ponds and woodland, with a variety of rare species. In particular, these sites are important habitats for several rare wildlife species including all six British reptiles, namely, the Sand Lizard, Slow Worm, Common Lizard, Adder, Grass Snake and Smooth Snake. The area also supports rare butterflies, such as the Silver-Studded Blue and Grayling; dragonflies, and rare plants such as Pale Heath Violet and Marsh Gentian.

Most of the SNCIs are on private land but one within the village is now the village nature reserve, owned by the Parish Council. This reserve includes much of Souls Moor, including part of the Bere Stream and associated woodland. There is a good bird population including Kingfishers, Little Egret, Heron, and Sparrowhawk. There is a plant list of over 100 varieties that have been found within this area, including several rarities such as the Southern Marsh Orchid.

The planting of woodland by Dr Brian May in 2013 across land to the south of the village, on what was originally Shitterton Farm, is creating another important wildlife area. Rides between the blocks of native trees are accessible to walkers. These areas already provide a good habitat for butterflies and other insects.

Business and Employment - Although mainly a dormitory town for the Poole/Bournemouth conurbation and the county town of Dorchester, the parish has a reasonably vibrant commercial sector. A Parish Council survey conducted in 2012 (SE2) determined

that, apart from farming there are 44 commercial enterprises in the parish, ranging from sole traders to The Dorset Golf & Country Club, which employs 80 people at the height of the tourist season. A small industrial estate at the end of North Street, known as Townsend, is home to a few businesses, while the Shell garage also provides a useful retail outlet, together with employment for several local people. The total number of people employed in the parish, including those employed in farming, is estimated to be 246. A list of some business types available in the parish is included at **SE11**.

At one time, farming would have been the mainstay of commercial life in Bere Regis, together with supporting industry such as blacksmiths, mills, machinery dealers, and feed merchants. However, all dairy farming has ceased; several farms have been amalgamated to form larger holdings, others are now farms only in name since land has been sold away and the farmhouses are enjoyed purely for residential purposes.

There are eleven identifiable farms in the Parish with eight of them still operated as commercial units. These are generally operated by tenant farmers, mostly of the Drax Estate. Nearly all the farms are family run with the assistance of occasional employees or through use of agricultural contractors.

Community Facilities and Services - Bere Regis Parish, and in particular the village, enjoys a wide range of facilities and amenities, many of which are provided by voluntary clubs and associations. These contribute greatly to the quality of life enjoyed by residents and visitors. The physical location of Bere Regis and its long history, together with the mix of facilities and rural amenities have created an



excellent environment in which to live, work and play.

Emergency and Medical Services - PLP1 highlighted a need for additional space at the local doctor's surgery as indicated in the Parish Plan. However, more recent communication with the medical practice suggests that this is no longer the case.

The village is served by a dental practice located centrally in the village, close to the doctor's surgery. Bere Regis also supports one of three retained fire stations in the Purbeck area.

There may be capacity for the fire station and/or the local doctor's surgery to re-locate to the Townsend employment site if the need should arise. Both have been consulted and at this stage neither wish to move.



Education - Since work began on the Neighbourhood Plan, the primary school has moved to a larger site off Southbrook. This has freed up the old school site for potential re-development.

Meeting Places - The village benefits from several small, long established venues including the Drax Hall, Scout Hut, Sports Club and Golf Club, all of which can be hired for events.

Recreation - A range of facilities exist for recreation including the Sports Club, children's play area, youth shelter and kicking wall. The Golf Club and Shooting School at Hyde are within the parish, while the Gliding Club sits on the parish boundary.



In addition, there is a good network of public and permissive rights of way that generally radiate from the village, and provide public access to much of the Parish. The Parish Council would like to restore a bridleway link across the A35 which was broken when the bypass was built in 1982.

The Parish Council supports the provision of additional open space for informal recreational and dog walking opportunities. Housing policies within this plan include opportunities for the provision of additional open space.

An unpublished assessment by PDC based on the Fields in Trust standard, identified a shortfall in children's play equipment (0.19ha) and pitch provision (0.13ha) within the parish. Adoption of an area of land immediately to the south of the sports ground, identified as Green Infrastructure in PLP1, would go some way to addressing this imbalance.

Bere Regis is fortunate in having access to a range of wildlife sites including the Black Hill SSSI, Souls Moor Site of Nature Conservation Interest (SNCI) which is managed as a nature reserve, the new woodland plantation (permissive access), and 15 other areas defined as SNCI.

Other Services - Bere Regis enjoys various retail outlets, food outlets and public houses in the parish. These facilities not only help to meet the community's

needs, but also serve the tourist trade and contribute in many ways to clubs and societies. They are places where people meet; they display notices and adverts, and at times they are used as collection points for community questionnaires and feedback forms.

All of these businesses depend on trade from local people, but also serve a wide area outside the Parish, together with the seasonal tourist trade.

Safeguarding the southern By-pass Route

The Purbeck Transportation Study (2004) considered options for a southern bypass to reduce traffic movements through the village, through provision of a link between the A31 (Poole Road) and the C6. These options were subsequently considered by Dorset County Council (DCC) and a preferred route identified in about 2009. Estimates were drawn up of between £10 million and £14 million. Since that time transport priorities have changed and budgets reduced. Whilst DCC do not anticipate the project becoming a priority in the lifetime of the current Dorset Transport Plan, it has not been deleted as a policy. Consequently, the Parish Council continue to work with DCC to find an acceptable route for a by-pass.

Planning Considerations and Policies

Planning Policies - Planning applications for development in this Parish will be determined in accordance with local and national planning policies and guidance. However, policies in the Neighbourhood Plan will be given greater weight than other local policies in determining planning applications.

Required Development - Under PLP1 there is a requirement for the Bere Regis Neighbourhood Plan to allocate settlement extension(s) for the provision of 50 new dwellings. The old school site was seen as a preferred location for development, subject to the school finding a new site.

Proposed Development - Time has moved on; the school has been relocated and this Neighbourhood Plan now identifies potential sites for approximately 105 dwellings, intended to help fill the gap between

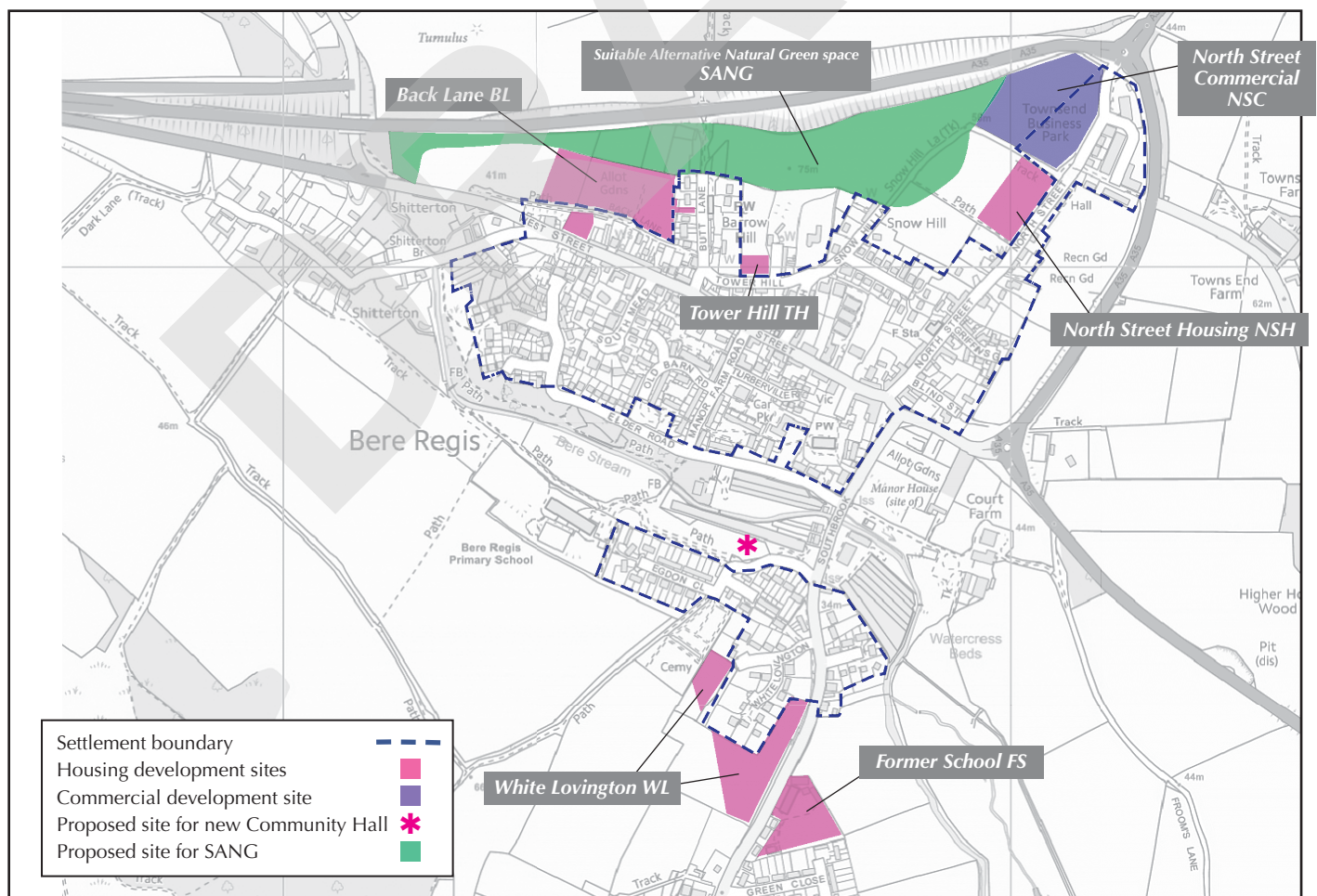
the targets in PLP1 and the recent Strategic Housing Market Assessment.

Policy HEA of this plan allocates five housing sites for around 105 new homes, together with an area extending to around 1.9 ha (4.7 acres) for commercial development with the intention of creating more employment. The five housing site allocations are;

- Back Lane (BL),
- North Street Housing (NSH),
- White Lovington (WL),
- Former School (FS), and
- Tower Hill (TH)

The employment site is identified as North Street Employment (NSE). Employment on this site is intended to increase the sustainability of the plan's housing requirement.

The site selection process is set out at SE12 with Map 2 showing the proposed development sites.



Map 2 - Proposed Development Sites (Housing, Commercial & Community Hall).

Policy HEA Development

This Neighbourhood Plan allocates five housing sites for around 105 new homes and a settlement extension of 1.9 ha for employment provision.

The housing allocations are shown as sites BL, NSH, WL, FS and TH, and the employment site is shown as NSE on the proposals map.

Employment site NSE will increase the sustainability of the plan's housing requirement.

The five housing sites and employment site are shown on **Map 2**.

Affordable Housing Tenure - Based on consultations during the plan process, this Neighbourhood Plan is seeking a departure from PLP1 for the mix of affordable housing tenure, to better meet the local needs of Bere Regis. The Housing Needs Survey (**SE13**) conducted by PDC showed that the amount of social rented housing in the village is already very high. Bere Regis already provides approximately a third more publicly rented accommodation per head of population than the Purbeck area, or Dorset as a whole.

At the moment, the 105 proposed homes will require 36 affordable units to be provided. Both TH and NSH are currently exempt from provision of affordable housing through national legislation due to their small size, although this situation may change before development takes place. Consequently, affordable housing is only currently required across the BL, WL and FS sites.

Policy AH Affordable Housing Tenure

All residential development sites will deliver 40% affordable housing on site, unless exempted by national legislation; offset by developers providing other affordable housing in the area, or; the allocation is offset by development of additional affordable homes on other sites within the parish. Any such offset will need to be negotiated between landowners and/or developers of those sites.

Affordable Housing will be provided on relevant sites in the following ratios unless compelling evidence is available to support different ratios;

- 15% shared ownership homes, i.e. where people own part of the dwelling and rent the remainder from a Registered Social Landlord (RSL);
- 15% discounted sales homes that must be purchased and re-sold at a set proportion of open market value and will only be available to local people;
- 70% social and affordable publicly rented properties.

Settlement Boundaries

Settlement boundaries identify the envelope within which development will be allowed, subject to the proposals being in accordance with local and national planning policies. Some development can be allowed outside of the settlement boundary, such as residential development in rural exception sites, provided the proposals accord with planning policy and meet a proven need.

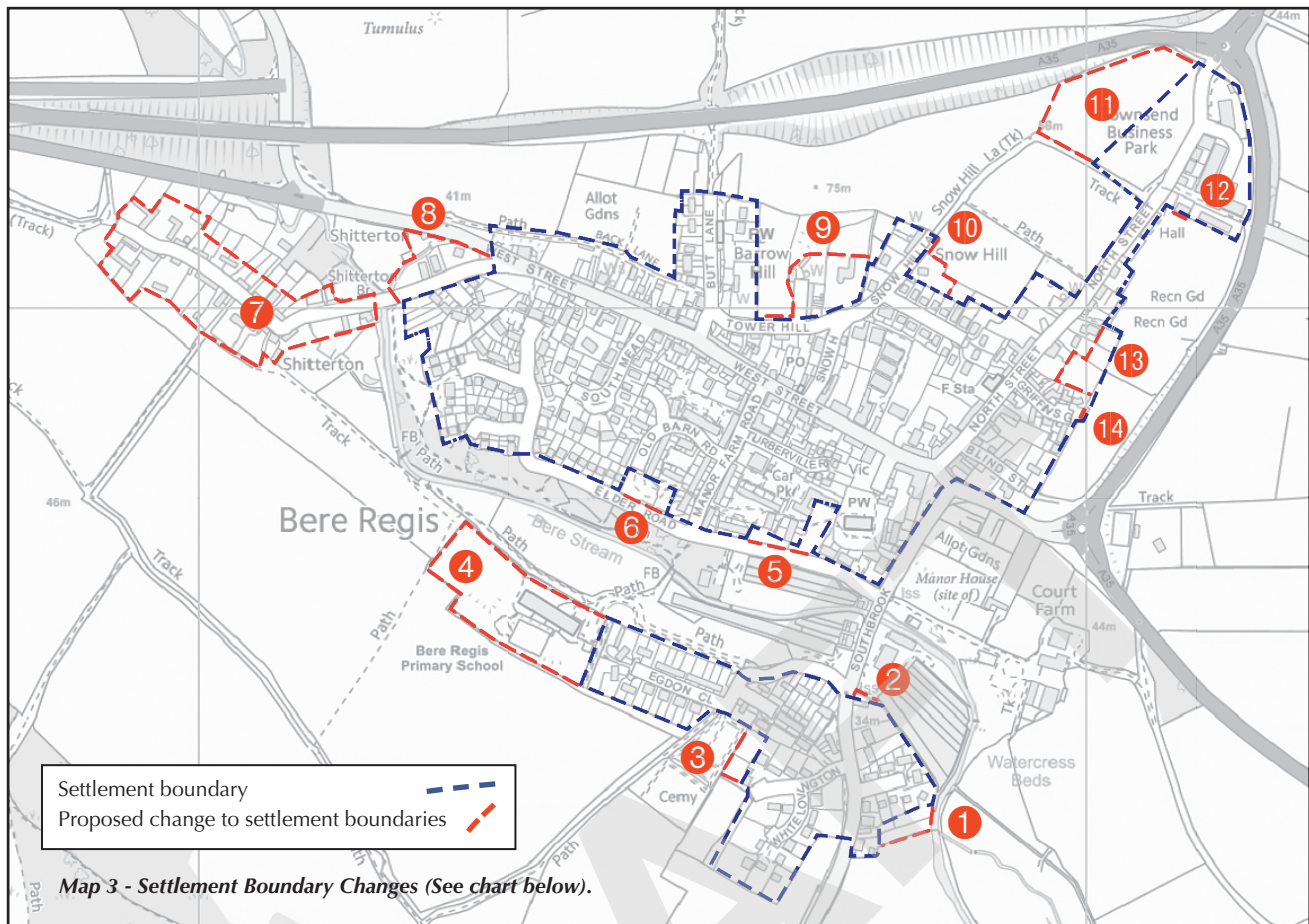
This Neighbourhood Plan proposes changes to the settlement boundary as detailed on **Map 3**. These changes are based on findings detailed in the accompanying table.

Policy SB Settlement Boundaries

The settlement boundary will be amended as shown on the proposals map.

The housing allocation sites identified in Policy HEA will be brought into the settlement boundary when the Neighbourhood Plan is adopted.





Settlement Boundary Changes

| Area of change | Reason for change |
|--|---|
| 1. Land to the rear of 24 Rye Hill | Fenced area used as garden that is clearly separate from the adjoining countryside. |
| 2. North boundary to the garden of April Cottage, Southbrook | Boundary realigned to follow the natural feature of the stream. Include in boundary. |
| 3. White Lovington | Land used as gardens with strong suburban presence. Include in boundary. |
| 4. New School | More in common with the settlement rather than the surrounding countryside. |
| 5. Land against Elder Road | Car park and open space has more in common with the settlement and should be included. |
| 6. Children's playground | Has more in common with the settlement than the countryside. |
| 7. Hamlet of Shitterton | Should be included due to strong relationship with village. |
| 8. Residential properties to the west of Podgers | Reasonable suburban presence. The area has more in common with the settlement than the countryside. |
| 9. Residential properties at Tower Hill | The dwellings are closely related to the village, but the leafy gardens are more rural in character, and should be left outside the settlement boundary. Earthworks at Tower Hill are excluded to provide them with additional protection against future development. |
| 10. Bevercombe, Snow Hill Lane | Suburban presence but situated in a prominent, exposed position. Garden clearly suburban in nature and clearly separate from the countryside. |
| 11. Commercial development | Include within the settlement extension to encourage local employment opportunities. |
| 12. Townsend Business Park | Include the commercial units that were previously excluded. |
| 13. Behind 6-9 North Street | These gardens have been excluded because they identify more closely with the open sports field to the east, and the open space. |
| 14. Outbuilding at Griffin Gardens | Part of outbuildings already within settlement boundary. Bring in to include whole building. |



Impact on wildlife habitats

Addressing impacts on European protected habitats and wildlife

Mitigation measures are essential to ensure that new residential and commercial development does not have an adverse impact on protected sites. In Bere Regis the identified pressures on such sites are from;

- Dorset Heathlands SAC/SPA - visitor pressure, water abstraction, water quality and air quality.
 - Poole Harbour SPA/Ramsar sites – water quality.
- Developers will be required to provide a SANG as an alternative walking and exercise area together with appropriate measures for nitrogen mitigation as detailed below;

A Suitable Alternative Natural Greenspace (SANG), is intended to provide an alternative walking route particularly for dog walking, to avoid damage to local heathland areas that might be caused by increased visitor numbers. Such a facility is required under PLP1 and The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document. In particular, settlement extensions for 50 or more dwellings are required to provide a SANG.

An 'in principle' agreement has been secured with the landowner of the Back Lane and North Street sites for a SANG to be provided between those developments and the bypass. The location of the SANG is intended to encourage people from the new developments on Back Lane and North Street, and their dogs, to exercise locally rather than across Black Hill SSSI. It is felt that land to the south of the village already benefits from a good network of public and permitted rights of way. Consequently, there is no benefit to the community in having additional informal recreational space provided through that area.

Policy BL SANG

Back Lane housing allocation will provide a Suitable Alternative Natural Greenspace (SANG) of approximately 5.5ha to the north of the village, as identified on the proposals map. The final extent and design of the SANG will be agreed with Natural

England following the guidelines in PLP1 and The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.

The SANG will provide a walking route linking Roke Road and West Street with North Street, including links to Butt Lane, Back Lane, Barrow Hill and Snow Hill.

Should funding allow, future SANG provision could include a footbridge to the north of the by-pass, as indicated on the proposals map.

The extent of the SANG is shown on **Maps 2 & 5**

Dorset Harbours

The SANG will form part of the nitrogen offsetting requirement. Any additional requirement can be met by following the guidance in the Supplementary Planning Document. A reduction in nitrogen in local watercourses is vital to restore the water quality of Poole Harbour, where excessive nitrates are causing algal blooms to the detriment of other vegetation and bird feeding areas. Some of the surplus nitrogen comes from sewage associated with new development and mitigation is required.

Policy N Nitrogen Mitigation

Developers will be expected to follow policies and guidance set out in Purbeck District Council's local plan documents, including the Nitrogen Reduction in Poole Harbour SPD (**SE14**).

In some circumstances Purbeck District Council may require a developer to enter into a Section 106 agreement for all or part of a scheme to secure the requisite mitigation as part of the grant of planning permission. These circumstances are likely to be for:

- Strategic housing sites / settlement extensions that are required by policy to be nitrogen neutral; and
- Schemes that are zero rated for CIL (tourism accommodation or tourist attractions).

Flooding in Bere Regis

The village of Bere Regis sits within an area governed by the 'Frome and Piddle Catchment Flood Management Plan' (CFMP). The River Piddle runs diagonally through the southern part of the parish with only its tributary, the Bere Stream, running through the village of Bere Regis. This watercourse

forms a continuation of the stream running through the village of Milborne St Andrew (which is not in Purbeck), where there have been flooding problems. The northern part of the parish, including the village of Bere Regis, is in a Groundwater Protection Zone, identified as an important source of drinking water. Consequently, the area is covered by Policy GP: Groundwater Protection of PLP1.



Most flooding in Bere Regis village has been around Shitterton Bridge, which has inadequate capacity to deal with extreme rainfall. Consequently, surplus water has to cross the road, leading to the flooding of some properties near the bridge. Some other properties and roads in the village are occasionally affected by surface water flooding particularly at Southbrook, Rye Hill,

Green Close and a strip of land between the village and the A35. Roads elsewhere in the parish, particularly around Hyde and Chamberlaynes Farm, flood regularly due to poor drainage and the wet nature of surrounding areas. This factor needs to be considered by this Neighbourhood Plan, and also in future planning policies.

There is also an issue with the foul sewers servicing Bere Regis. Wessex Water advise that due to the poor condition of sewage pipes, combined with unauthorised connections to the sewerage system and overflows from the surface water drainage system, the sewers occasionally reach capacity and this can cause overflow.

Consequently, new residential and commercial development around the village will need to comply with the district flood risk policy, including any updates to it.

Policy BRGW: Bere Regis Groundwater

Planning applications will need to meet the requirements of the district flood risk policy (**SE15**). There may also be a need to incorporate flood alleviation measures and sealed sewerage systems. Septic tanks should only be used where the groundwater levels allow appropriate operation. Planning applications need to show that the appropriate consultation with Wessex Water has been undertaken.

Noise attenuation

There is an identified need for noise attenuation for the benefit of the village to be provided as part of developing sites BL, TH and NSH. Because development of all the sites will produce a surplus of excavated material it is hoped this can be put to good use by providing noise attenuation bunds along the southern side of the A35 bypass. These bunds will be landscaped and can form part of the SANG. Bunds will be created in order of priority to the community, so as to avoid a series of small ineffectual bunds being created. The order of construction of bunds will be determined by an independent acoustic engineer employed by Bere Regis Parish Council. Use of excavated material on these bunds will also reduce movements of construction traffic through the village and surrounding road network.

Policy NA: Noise Attenuation

Surplus excavated material from the development of allocated sites will be used to form landscaping / noise bunds in accordance with the requirements of the noise report.

Bunds will be constructed in the positions indicated in the Noise Attenuation Plan (**SE16**) and in the order suggested in that document.

The bunds will form part of the SANG to the north of the Back Lane housing. These landscaped areas will require on-going management arrangements as part of the SANG.

Renewable Energy

This plan supports the Parish Council in their aspiration for the parish to become self-sufficient in energy production, and therefore supports proposals for installations for the production of renewable energy where these accord with Policies D and REN of PLP1.



Housing Sites

This section provides additional information regarding proposed settlement extensions. This information needs to be read in conjunction with the section on general policies earlier in this plan. Regard should also be given to district wide policies and documents such as The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, together with national planning policy and guidance.

Back Lane

Back Lane is the largest of the five proposed housing sites and would provide just over half of the new dwellings allocated through settlement extensions.

Policy BL Back Lane

Land extending to about 1.6 Hectares (3.9 acres) at Back Lane, shown as site BL on the proposals map 2 will be developed as follows;

- Around 55 residential units, of which 40% will be affordable.
- The affordable housing tenure split will conform to that set out in policy AH.
- The site adjoins the Conservation Area and also adjoins a Green Lane. Consequently, the overall layout of the development, and the design of individual properties, must be relevant to the area. Development should be at an appropriate density, while utilising design and materials that are in keeping with the character of the immediate area.
- Self-build plots may be provided in line with national planning guidance and emerging policies from PDC.
- Back Lane will be maintained as a Green Lane to respect the character and history of this part of Bere Regis.

- Vehicular access to the site will only be from West Street between the Channelles and 45 West Street, as indicated on the proposals map, and such access must be designed to protect Back Lane from damage.
- The new development must not be accessed from Butt Lane. The narrowness of Butt Lane and the poor road junction with West Street make them unsuitable for additional traffic.
- Surplus excavated material from development of the site will be used for noise attenuation in accordance with Policy NA.
- Given that there is little public transport provision in Bere Regis, no fewer than two allocated car parking spaces should be provided per dwelling.
- The developer will need to satisfy the Lead Local Flood Authority that they have measures in place to address the impact of development on all forms of potential flooding as set out in Policy BRGW
- The preferred site access for construction traffic is from a temporary access off the A35 bypass, subject to the agreement of Highways England.
- Heathland mitigation, as required by the Habitats Regulations will be provided through the Back Lane SANG
- Development of this site as a settlement extension will require nitrogen mitigation to be provided, as set out in Policy N.
- Developers should consider the provision of open green space and natural play areas within the layout to complement the SANG.

Note: The Fields in Trust guidelines recommend that development sites of 10-200 dwellings provide a Locally Equipped Area for Play (LEAP). Provision of such play facilities within this site, or on the adjoining SANG, would contribute to the deficit of such facilities identified within Bere Regis.

North Street

North Street is one of the smaller of the allocated settlement extensions. This plan seeks to avoid on-road parking in North Street due to potential conflicts with the sports club and existing residents. This site would be suitable for some/all affordable housing as an offset for other developments in the Parish.



Policy NSH North Street Housing

Land extending to 0.8 Hectares (2 acres) lying to the west of North Street, shown as site NSH on the proposals map, will be developed as follows:

- Around ten residential units will be provided.
- The affordable housing tenure split will conform to that set out in policy AH.
- Level access to dwellings will be created at street level, with two off-road parking spaces for every residential property and a total of two visitors' spaces overall. All parking must be provided within the development site. To accommodate the required parking, developers should consider innovative designs to provide parking at the rear of the houses.
- Properties will be terraced, except where site constraints such as the public right of way to the south west of the site, require semi-detached dwellings.
- Properties will front directly on to North Street to respect the prevailing local character.
- Designs need to respect the site's setting on the edge of the Conservation Area.
- Approach to the new development will be from West Street, and then along North Street, as indicated on the proposals map. There will be no access to the dwellings from the A35, and no other highways alterations will be permitted as part of developing this site.
- The developer will need to satisfy the Lead Local Flood Authority that they have measures in place to address managing the impact of development on all forms of potential flooding as set out in Policy BRGW
- The public right of way from North Street to Snow Hill Lane must be maintained and enhanced. Surplus excavated material from development of the site will be used for noise attenuation in accordance with Policy NA.

- Heathland mitigation, as required by the Habitats Regulations will be provided through the Back Lane SANG
- Development of this site as a settlement extension will require nitrogen mitigation to be provided, as set out in Policy N.
- Access to construction traffic should be taken from the A35 roundabout to avoid additional traffic in North Street.

Tower Hill

Tower Hill comprises a small site lying to the north of the public highway, and will front onto the highway, opposite existing housing. The site lies within easy walking distance of the village centre, and will also enjoy access to the proposed SANG. The extent of development on the site will be limited by the traffic that can be accommodated by the access roads (Butt Lane and Snow Hill). Any development will need to provide road safety measures, such as road widening and appropriate off-road parking.



Policy TH: Tower Hill

Land at Tower Hill extending to about 0.1 Hectares (0.25 acres), shown as site TH on the proposals map, will be developed as follows;

- Up to five residential units will be provided. Access will be off Tower Hill, with a minimum of two off-road parking spaces for every residential property plus a total of two visitors' spaces overall. Surplus excavated material from the site will be disposed of as set out in Policy NA.
- Bere Regis Parish Council recognise that this is a sensitive site, both due to the close proximity of residential properties, and the ecological/historical significance of land to the north of the area designated for development. Consequently, development of the site will only be allowed where
 - All access for construction and use of the residential dwellings is taken from Tower Hill. No traffic movements will be allowed to the site from Barrow Hill without the prior consent of BRPC, and
 - The remainder of the site, which lies to the north of the development area and is shown edged in blue on the proposals map, is provided with appropriate protection against any future development. This might be achieved by the land being managed by BRPC as an open green space, or with some other statutory designation to ensure that the ecological and historic status of the site is protected.
- As part of any planning application, road safety improvements to access roads are to be agreed with Dorset County Council Highways Department. Pedestrian access will be provided to the SANG through the field to the north of the proposed site.



White Lovington

Land at White Lovington is affected in part by the 400 metre heathland buffer zone, which crosses the south-west corner of the site. This area cannot be developed with residential units but might provide open green space or natural play areas. The remainder of the site will be developed with approximately 12 residential units avoiding any part of a dwelling curtilage being within the 400 metre heathland buffer zone.

Policy WL White Lovington

Land at White Lovington extending to about 1.0 Hectare (2.5 acres), shown as site WL on the proposals map, will be developed as follows;

- Around 12 residential units will be provided.
- The affordable housing tenure split will conform to that set out in policy AH.
- The site will be designed in keeping with the character of surrounding properties at White Lovington.
- Access will be through White Lovington, as indicated on the proposals map.
- Each new property will have a minimum of two off-street parking spaces.
- Surplus excavated material from the site will be used to create landscaping / noise bunds, as specified in Policy NA; or for landscaping the southwest corner of the land that lies within the 400 metre buffer zone.
- The developer will need to satisfy the Lead Local Flood Authority that they have measures in place to address managing the impact of development on all forms of potential flooding as set out in Policy BRGW.
- Consideration should be given to providing an open green area, natural play space or recreational area within or adjacent to the development site, possibly within the 400 metre buffer zone.

Former School

The primary school on Rye Hill has recently moved to a larger site off Southbrook, making the former school site available for development. Re-use of this site for residential development is in line with national planning policies on using previously developed land.



Policy FS: Former School

The Former School site at Rye Hill extending to about 0.7 Hectares (1.73 acres), marked as FS on the proposals map, will be re-developed as follows;

- Up to 24 residential units will be provided.
- The affordable housing tenure split will conform to that set out in policy AH.
- Access will be off Rye Hill in a position to be agreed with the Dorset County Council Highways Department.
- Each dwelling should provide a minimum of two off-road parking spaces and a total of four visitors' spaces for the development overall.
- Self-build plots will be provided in line with the PDC's emerging self-build policy and national planning guidance.
- Surplus excavated material from the site will be disposed of as set out in Policy NA.
- Where possible, materials from the old school will be re-used on site.
- The developer will need to satisfy the Lead Local Flood Authority that they have measures in place to address managing the impact of development on all forms of potential flooding as set out in Policy BRGW.
- A play area should be provided as part of the development.

Note: The Fields in Trust guidelines recommend that development sites of 10-200 dwellings provide a Locally Equipped Area for Play (LEAP). Provision of such play facilities on this site would contribute to the deficit of such facilities identified within Bere Regis. This site lies more than 400 metres from existing LEAP facilities in the village.

Business & Employment



Although mainly a dormitory town for people working in the Poole/Bournemouth conurbation and the county town of Dorchester, the parish has a reasonably vibrant commercial sector. Apart from farming there are estimated to be 44 commercial enterprises in the parish. A small industrial estate at Townsend is home to a number of businesses. The total employment figure for people employed in the parish, including farming, is estimated to be 246.

PLP1 allocates a small employment site near the Shell Garage to provide employment opportunities for local people. The existing safeguarded employment area shown in PLP1 will be retained. However, as this plan proposes to double the number of new dwellings from the proposals in PLP1, this Neighbourhood Plan proposes a larger employment site. The employment site is linked to the housing delivery because the purpose of commercial development is to promote the sustainability of housing.

Policy NSE North Street Employment

Land extending to about 1.9 Hectares (4.7 acres) at North Street, shown as site NSE on the proposals map, will be developed for employment purposes as follows;

- Use of units will be for a mixed B1, A5 and C1 use (business, retail and holiday accommodation).
- Surplus excavated material from the site will be used to create landscaping / noise bunds, as specified in Policy NA.
- The access should provide additional holding capacity / improved traffic flow for vehicles between the A35 roundabout, the Shell garage, and other commercial units in the Townsend Park.
- The developer will need to satisfy the Lead Local Flood Authority that they have measures in place to address managing the impact of development on all forms of potential flooding as set out in Policy BRGW.
- The developer should consider the provision of parking to be used in conjunction with car sharing schemes.



Community Services & Facilities

(including local retail provision)

Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Such facilities might include post offices, local shops, financial/banking facilities, public houses, garages, petrol stations, rail infrastructure, cafés, restaurants, community halls, places of worship, nursing homes, rest homes, dental practices, doctors' surgeries, health centres, pharmacies, hospices, schools and education facilities, libraries, recreational facilities (such as children's play areas and sports fields), child nurseries, museums, art galleries, concert halls, public art and cinemas.

Some of the community facilities and services available in the parish are shown on **Map 4**. As a key service village in Purbeck, Bere Regis has a defined local centre, as defined in PLP1. The extent of the local centre is to be reviewed through the Neighbourhood Plan.

A local centre is characterised by small groupings of shops, typically comprising a general grocery store; a sub-post office; and other small shops of a local nature such as a pharmacy. Currently, the local centre covers only the hair salon, with the local shop and post office being outside the defined centre. Retail provision in the village centre has reduced in recent years, with three retail premises having been lost or reduced in scale during the last decade. However, this has been partially offset by the emergence of the farm shop at Rye Hill, the retail facility at the Shell garage, and the hardware store at Bartletts. This has provided greater choice for residents, although spread over a much wider area.

Given the limited nature of retail and service facilities within the village, it is proposed to remove the local retail centre boundary and protect the local centre uses and other community services and facilities through reliance on Policy CF: Community Facilities and Services in PLP1, which:

- safeguards existing facilities and services,
- sets out where new community facilities and services should be located, and
- sets out conditions under which an existing community facility or service might be replaced by a new community facility or service.

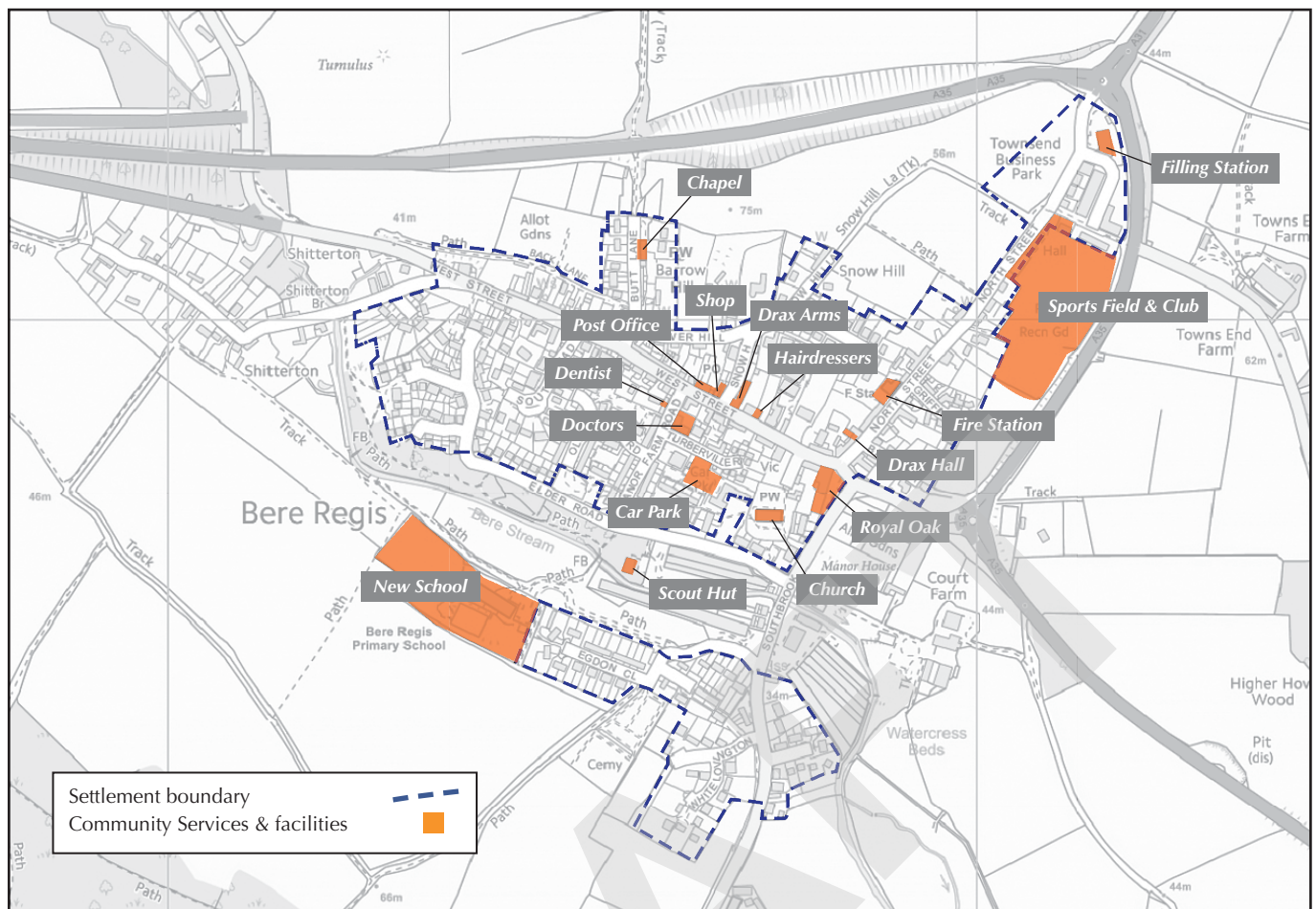
The 'Poole and Purbeck Town Centre, Retail and Leisure Study, November 2016' (**SE17**) identified an opportunity to enable retail and service provision outside of local centres. The study identified an average unit size for smaller convenience stores in Swanage and Wareham of 120m² which led to the recommendation that an impact threshold (maximum size) of 200m² would be appropriate in Purbeck for retail developments outside town/local centres. The average unit size of retail units in Bere Regis is approximately 100m². Consequently, the retail units at Rye Hill, Shell garage and village stores comply with these recommended sizes.

Policy CF: Community Facilities and Services

New community facilities and services will be encouraged to locate within the defined settlement boundary. Proposals for facilities outside of the settlement boundary should meet the following criteria:

- The use cannot reasonably be met within the settlement;
- The facility meets an identified local need;
- It is located close to a settlement in an accessible location using a sustainable means of travel;
- Its impact on landscape, environment and local character is minimised.

Change of use of buildings, land and new retail development up to 200m² gross floor space for small scale local shopping and local centre uses (either as part of mixed use developments or in isolation) will be permitted where:



Map 4 - Community Services and facilities.

- The proposal meets a local need and can be accessed by walking, cycling and public transport;
- The sequential and impact assessments of the NPPF are satisfied setting out how proposals do not detract from the function, vitality and viability of the District's hierarchy of retail centres.

Replacement Facilities and Services

Development (including change of use) that would replace an existing community facility/service will only be permitted if:

- It replaces facilities or services that have been proven to be no longer needed, suitable or viable;
- It would provide an alternative community facility or service for which there is a proven local need, e.g. as identified in a community, parish or town plan.

Where the existing site is unsuitable for the current use and requires relocation, the new site must meet the criteria listed above for new facilities and services.

Safeguarding Existing Facilities and Services

Development (including change of use) that would result in the loss of existing community facilities/services will only be permitted if:

- The applicant can demonstrate that the current community facility/service has been sufficiently and realistically marketed without success for a continuous period of at least nine months within the 12-month period prior to submitting the planning application;
- The planning application is supported by a viability assessment that shows that the current use is no longer viable. The applicant will be expected to fund the independent verification of the submitted viability assessment by a person appointed by the local planning authority.

Where the proposed loss of a community facility or service is proven to be part of a reorganisation programme that allows the continued delivery of public services and related infrastructure, no marketing or viability assessment will be required.



Community Hall

PLP1 identified the limitations of existing meeting places and recommended provision of a new community meeting space. A recently formed parish working party has confirmed that the Drax Hall is no longer fit for purpose. It has no parking facilities, and it suffers from being on two levels with difficult access to the first floor for those with limited mobility. The building also suffers from damp, inadequate kitchen facilities, poor heating, and restricted space around the stage. There are also concerns about the cost of ongoing repairs and maintenance. With a growing and ageing population, the Drax Hall will increasingly fail to meet the needs of users.

Against this background, a sub-committee of the Parish Council has identified three possible sites for the location of a new hall, with a clear favourite being Souls Moor, due to its central location at Southbrook. Use of this site will require de-registration of the land as common land, by way of a land swap. Potential replacement common land has been identified at Barrow Hill adjacent to the proposed SANG.

Policy CH: Community Hall

A site at Southbrook to be allocated for provision of a new community hall together with parking provision, as indicated on the proposals map (**Map2**).

Note: If the site at Southbrook cannot be used for provision of a community hall, then the facility should be provided on one of the alternative sites.



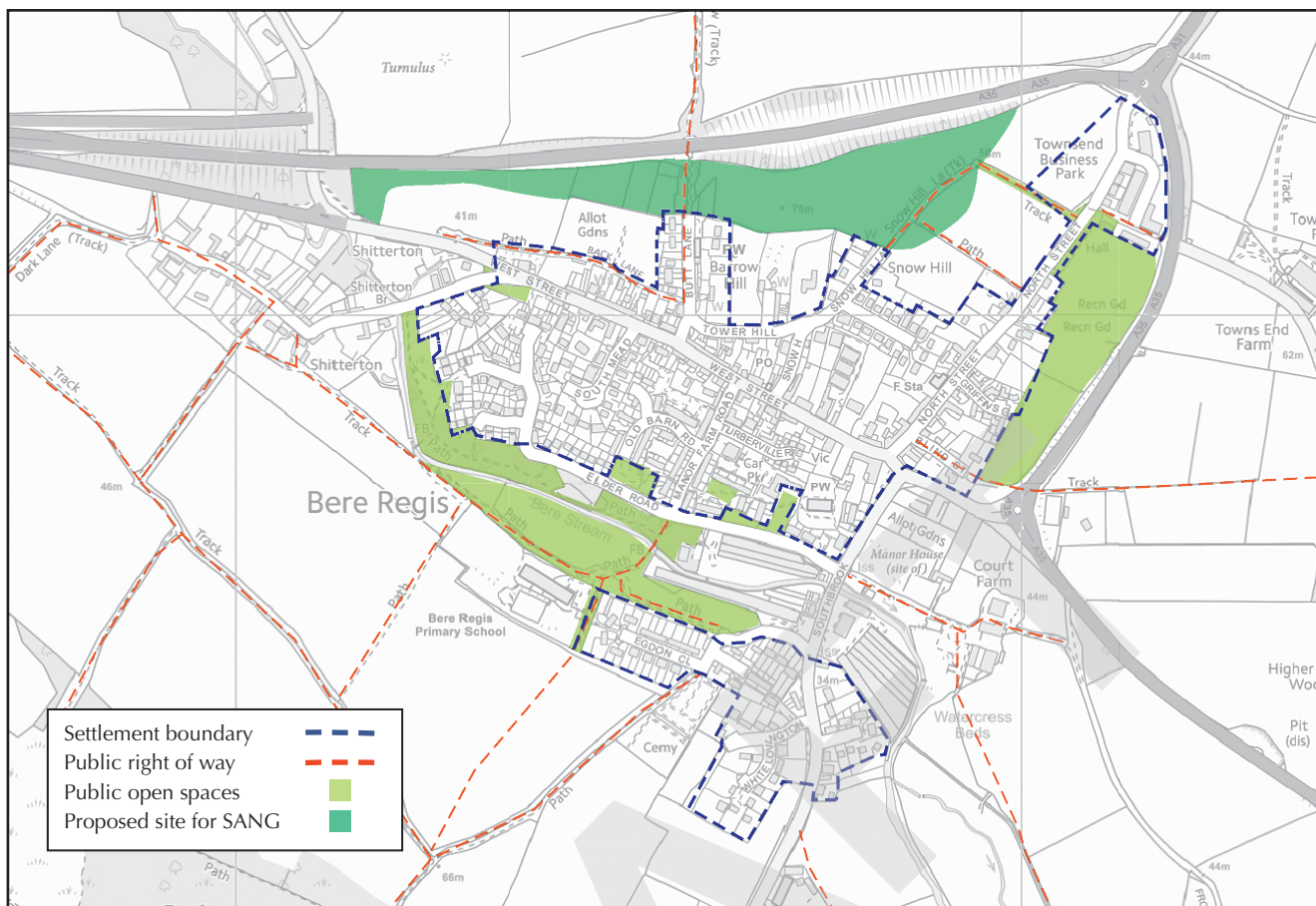
Tourism

Bere Regis lies on the main holiday route between London and the south coast, so unsurprisingly tourism is an important part of the local economy. Visitors enjoy local attractions such as the mediaeval church and Black Hill SSSI, while tourists make use of local camping sites, caravan parks and guest houses. The close proximity of larger regional attractions such as the Heritage Coast, Monkey World, Lulworth Castle and the Tank Museum also encourage visitors to the village. Our public houses and shops benefit from the holiday trade. Consequently, this Neighbourhood Plan actively encourages the provision of additional holiday accommodation.

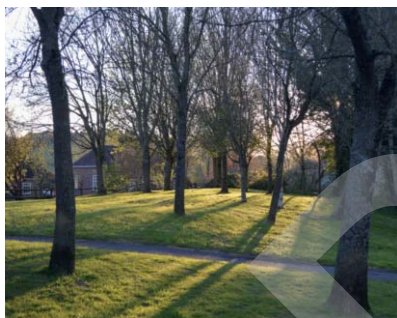
Policy TA Tourism

New touring caravan and tented campsites will be permitted within and around the parish where they accord with Policy CO of PLP1.

The provision of guest houses, hotels and other forms of holiday accommodation is also supported.



Map 5 - Important Open Spaces.



Open Spaces

Important areas of open green space that do not already enjoy appropriate protection have been identified on the plan as requiring additional

protection. It is hoped that further areas of open green space will be created as part of the proposed residential and commercial development. There is a presumption that these areas will be retained for recreation, local amenity or as breaks in the built form. Development will not be permitted within such areas except small-scale facilities for sport, leisure and assembly where such facilities cannot be provided elsewhere, and there is a proven need for such facilities in the area. Areas of existing and proposed open space are listed at **SE18**, and are indicated on **Map 5**.

Policy IOS Important Open Spaces

Areas of open space, shown coloured green on the proposals map (**Map5**), will be retained. Where demand exists and the location is appropriate, recreational facilities, such as children's play equipment and exercise equipment, will be permitted, where they are sensitively designed and sited.

The intention is that areas of important open space, shown as IOS on the proposals map, will remain permanently undeveloped.

Where development is allowed within an IOS, any recreational facilities and/or land that are lost must be replaced with facilities of an equivalent or better standard and in an accessible location, where impacts on landscape, environment and local character are minimised.



Bere Regis

Neighbourhood Plan

