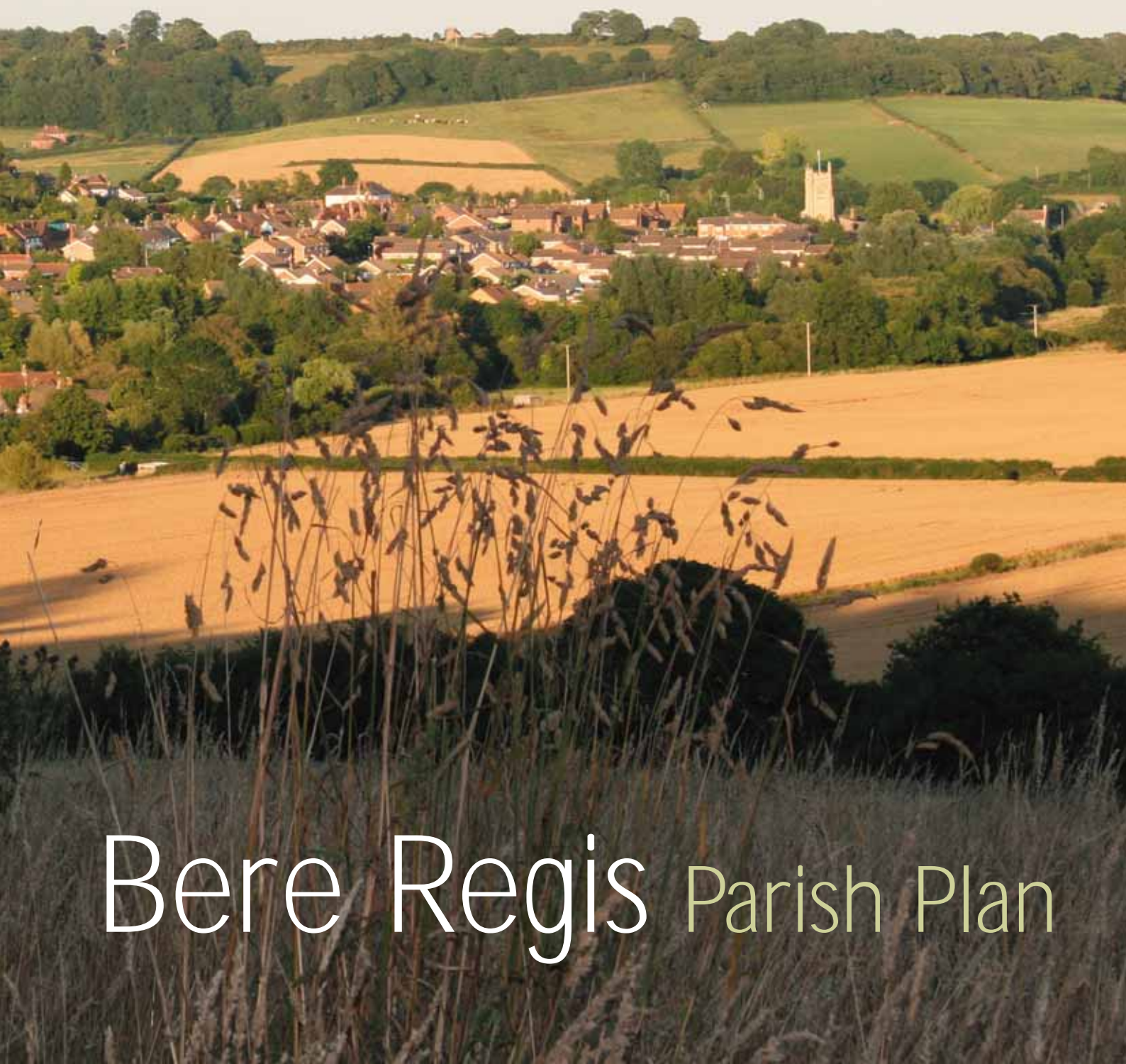


In the present
In the Future



Bere Regis Parish Plan



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Bere Regis Parish Plan

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Foreword - the Chairman's View

This is a plan about looking after Bere Regis, now and for future generations.

Having worked and talked with numerous Parishioners throughout the development of the Plan, my view is that most people who live here do so because they like it pretty much as it is.

I believe the majority of residents do not want major changes. They value the extraordinarily rich natural surroundings, the "village" size and feel of the community and the way it gives people a feeling that they "belong". Many fear that major development will be inflicted on the village and threaten the way of life they currently enjoy.

To maintain that way of life however, requires action, vigilance and participation. Otherwise things start to drift, standards decline, and opportunities are lost.

This plan sets out what we can do to ensure that does not happen.

John Cleave Chairman Parish Plan Working Group

Acknowledgements

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- The Drax Hall Committee for public participations
- The RNLI & PDC for loan of display boards
- The SPAR Shop and the Central Stores for refreshment ingredients

- The parishioners of Bere Regis for participation and feedback



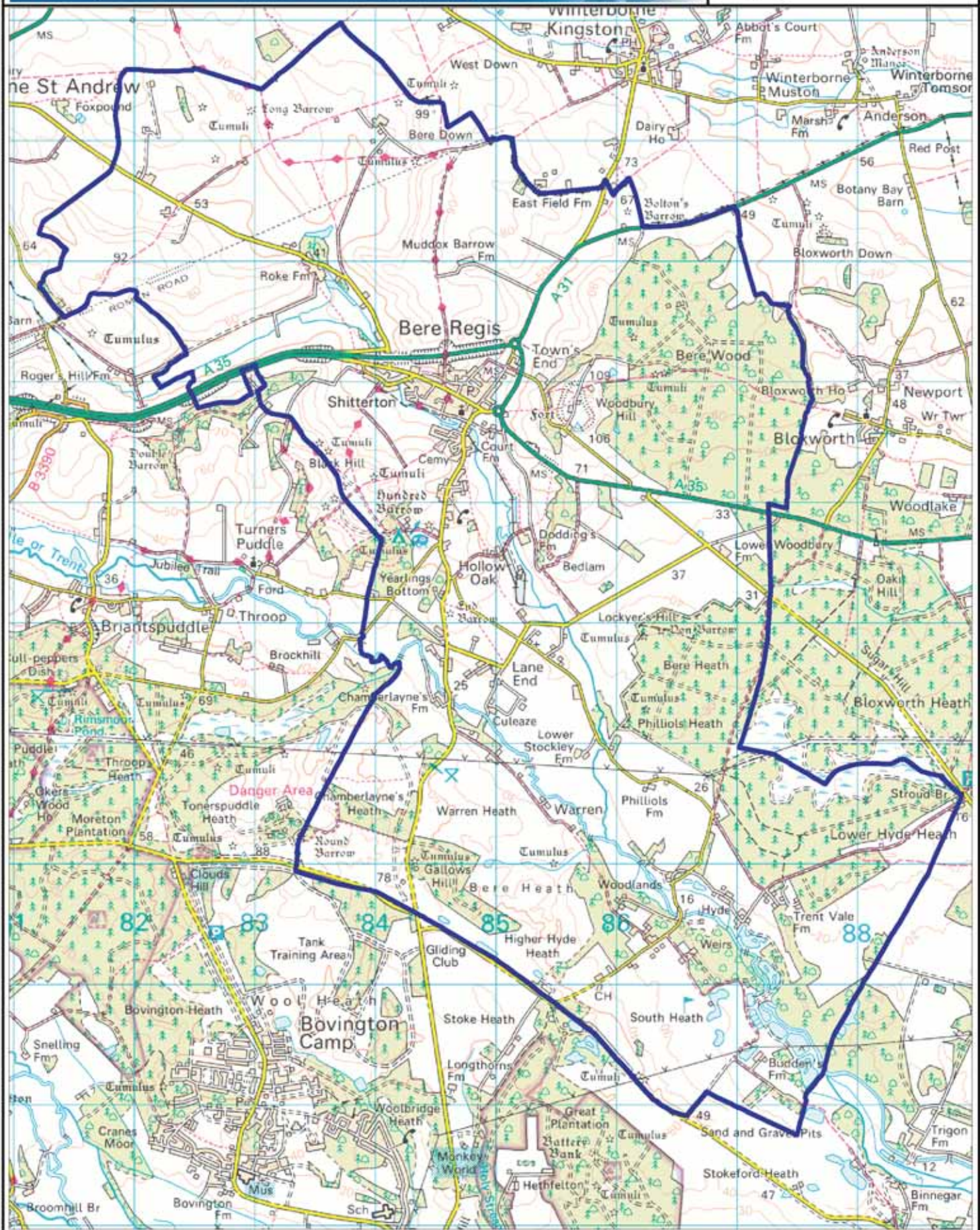
Bere Regis

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Not to Scale



BERE REGIS PARISH PLAN

THE VISION - Bere Regis in the future

- A rural parish of outstanding natural beauty and diversity of wild life.
- A community that is very much 'alive', comprising the village and a number of outlying settlements. Home to people who value both the setting & its people.
- The population growing slowly. A wide spread of ages and diversity of backgrounds, as now. No major influx of inhabitants.
- Some increase in the 'dormitory' role for those working in nearby towns, accompanied by a slowly developing local economy.

INTENT - what the Parish Plan sets out to do

To keep alive the particular character of Bere Regis and to ensure that it continues for the next generation to enjoy.

- the environment
- the way people can feel happy, belonging, supported and cared for
- the "village" feel, with heritage, characters, pubs, shops, churches & school
- the safe & law-abiding community

To improve some aspects of life in the Parish

- traffic, especially safety on the roads
- the standard of upkeep of public spaces, highways & byways
- more inclusion & facilities for younger people
- the availability of housing, particularly "affordable" housing
- medical facilities
- public transport
- opportunities for local employment

THE APPROACH

- how we propose to make it possible

- Policies – which describe what we want to do
- Priorities – which set out what is more important
- Action Plans – which say how we will do it

Public Meetings
The Bere Regis Parish Plan
What's it all about?

10.00 am Saturday 22nd January or
 7.00 pm Wednesday 26th January
 at the Drax Hall



Soon you will be able to have your say about
 the future of our village.
 Come along and find out how.

How the Plan was put together



Awareness Campaign

The Parish Council initiated the project in 2004, obtained funding & called for volunteers.

A volunteer Steering Group was established & ran a recruitment & awareness campaign involving parish magazine, 3 web-sites, word of mouth, school open evening, Parish notice boards, local press and individual presentations to numerous community organisations & clubs. Finally there were 2 village hall presentations open to all parishioners.



The steering group scoped the whole process & agreed to start with an opinion survey.

Survey

Copies of other parish questionnaires were obtained through Dorset Community Action. It was decided to use an open question approach to avoid either leading or pre-judging on what might be important to Parishioners.

Survey Construction

Every parishioner over the age of 11 had a questionnaire delivered with just 3 key questions and a "catch-all" :

What do you like about Bere Regis ?

What do you think is **good** about living in the Parish? These are things that in your view the Parish Plan should set out to defend or preserve or have more of.

Please list up to 5 in any order you like. Please be as specific as you can so we know what you mean.

What don't you like about Bere Regis?

What do you think is **bad** about living in the Parish? These are things that in your view the Parish Plan should set out to do away with, reduce or improve. Please list up to 5 in any order you like. Again, please be as specific as you can.

What are the most important things that should be included in the Parish Plan?

In order of priority, what are the 5 things you would most like to happen in the Parish in the next 10 years? These should be **your top topics** for us to have plans about. This time we are asking you to **rank them in order of priority** with 1 being top.

Anything else?

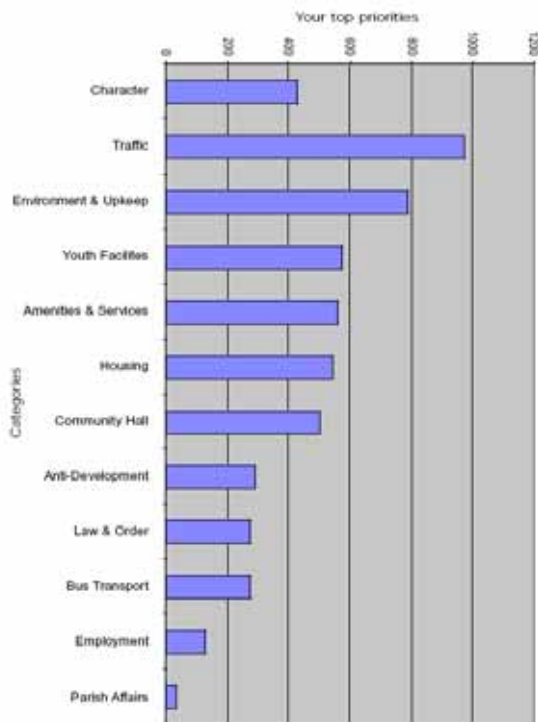
Is there anything else that you have not had a chance to mention above, that you feel it is very important for the Parish to make a plan about?

In addition, respondents were asked for basic personal details. Questionnaires were also sent to businesses and to clubs & organisations.

Survey Analysis

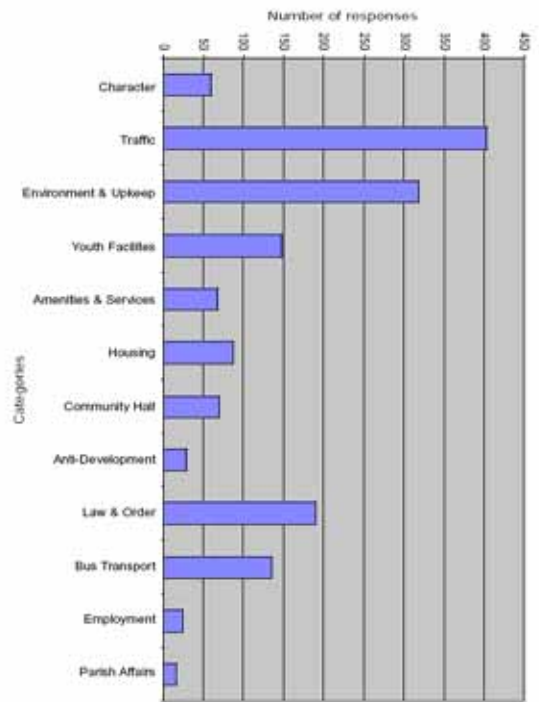
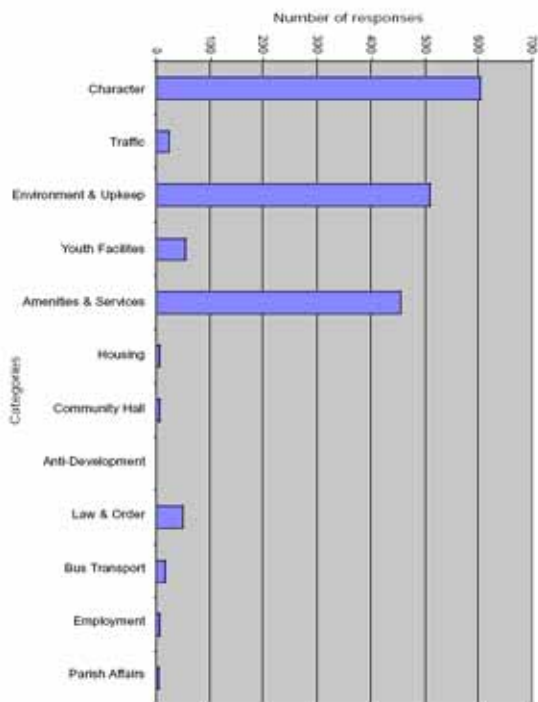
425 questionnaires were returned (27%) with a good spread of age, gender and location within the Parish.

They were all read initially, following which a list of 56 individual categories was drawn up. Members of the steering group allocated a category to each response and the work was checked by at least one other member of the steering group. The statistics were then prepared using spreadsheet applications.



The 10 main points to take forward

1. Traffic
2. Environment & its up-keep
3. Facilities for young people
4. Amenities & Services
5. Housing
6. A Community Hall
7. Protecting against over-development
8. Law & Order
9. Public Transport
10. Employment opportunities & tourism



Survey Results

The survey gave an extremely clear picture of what was of concern to Parishioners both at individual category level and at groupings of related categories. The "Likes" and "Dislikes" charts and the 10 main points it was proposed to take forward are shown on page 6.

The results were presented to Parishioners at a very well publicised Village Hall day. 145 people attended and the response was over-whelmingly in favour of carrying forward the 10 main points. The results were further published in full on Parish web sites, attention being drawn to these by magazine articles and posters. Subsequently there were further presentations at a school open day and at Purbeck District Council Offices.

From all the feedback received, the Steering Committee felt they had a clear picture of what was of sufficient importance to go forward to the planning stage. Apart from the statistics, there were also a great many comments and ideas from individual respondents which were considered in the planning phase.

Planning Phase

Development of the draft Plan

Following further calls for volunteers, 10 topic review groups were set up, corresponding to the 10 main points. The groups were given a brief to explore the topic, appraise the present situation, do relevant research and propose plans.

Their output was reviewed by the steering group and passed to a small editorial team to develop into coherent overall proposals. Out of this came the approach of proposing **policies, priorities and action opportunities** in the form of a **draft plan**.

Public Consultation



The draft Plan was put to public consultation in the Village Hall throughout one Saturday and on a further 2 different evening sessions a week apart. The

occasions were well publicised in advance by an individual letter to every household, also to businesses and organisations. Additionally, there was a poster and

magazine article campaign, web site publicity, and repeats of the highly visible "yellow balloon car" publicity outside stores in the main street.

The consultation was set out as an initial statement of the Vision & Intent and then 14 individual booths each dealing with one of the 10 main points, or a sub-division of it. Headlines were displayed on a poster and copies of the appropriate section were available to read at each booth.

Feedback was obtained on every topic by asking people to place a green dot for broad agreement, or a red dot for broad dis-agreement. Comments and especially dis-agreements were requested on yellow post-it notes. All the feedback was displayed for all to see. Additionally, the same devices were employed to get feedback on people's overall view of the sensibleness of the plan as a way forward for the Parish.

Finally, those attending were asked what they thought was important to have happen if the plan was to be able to succeed.



SHEET 1

BERE REGIS PARISH PLAN
Questionnaire

1. SOME INFORMATION ABOUT YOURSELF

The questionnaire is confidential – you do not have to give your name, but we do need the following information to help us analyse the responses.

Please use capital letters, or circle the answer that applies to you

What street/road do you live in? *

What age are you? 11-21 / 22-45 / 46-65 / over 65

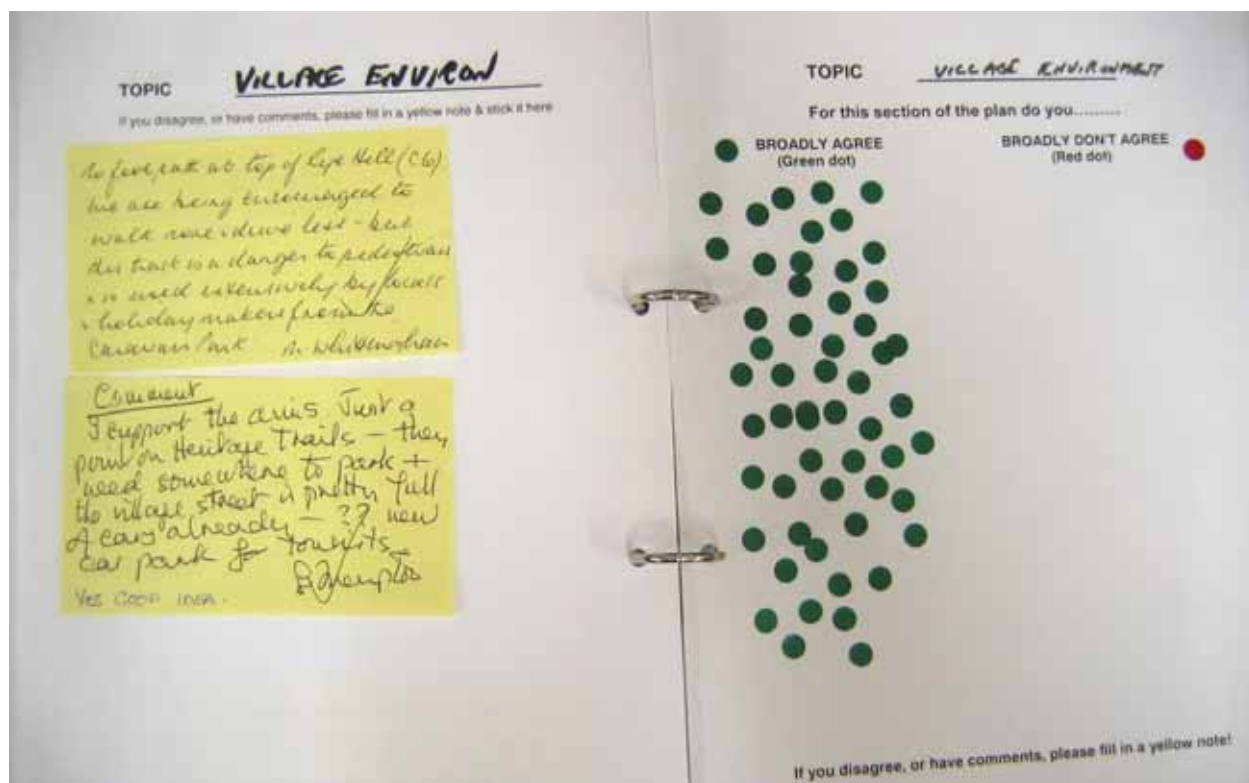
What sex are you? Male / Female

Are you
in full time education / working
registered unemployed
housewife or househusband / retired

Where is your Workplace?
In the Parish
From home
Outside the Parish – where?

Where do you come from?

Parish? These are things that in
serve or have more of.
Please be as specific as you can
the character of the old houses"



Result of the Public Consultation

A total of 157 people came to the sessions held in the Drax Hall. These included our M.P. and a representative of P.D.C., and Dorset Community Action. D.C.C. was also invited but did not attend.

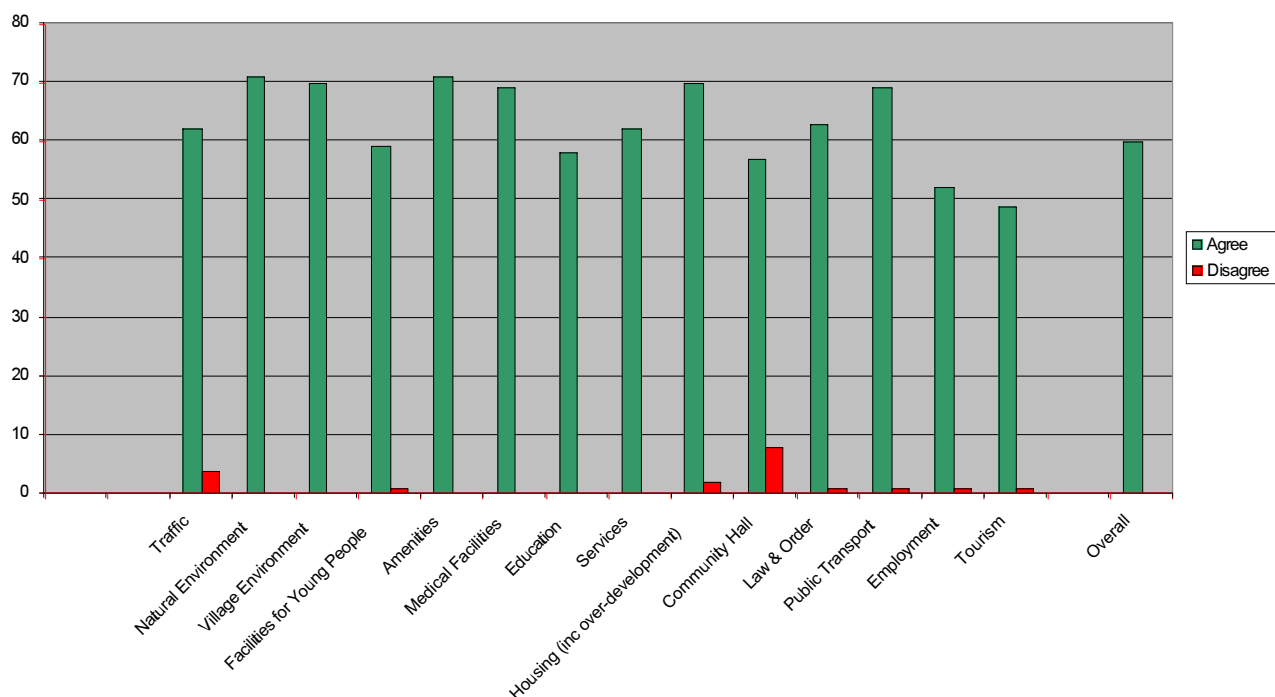
The response was overwhelmingly favourable, both overall and for each of the 14 topic areas.

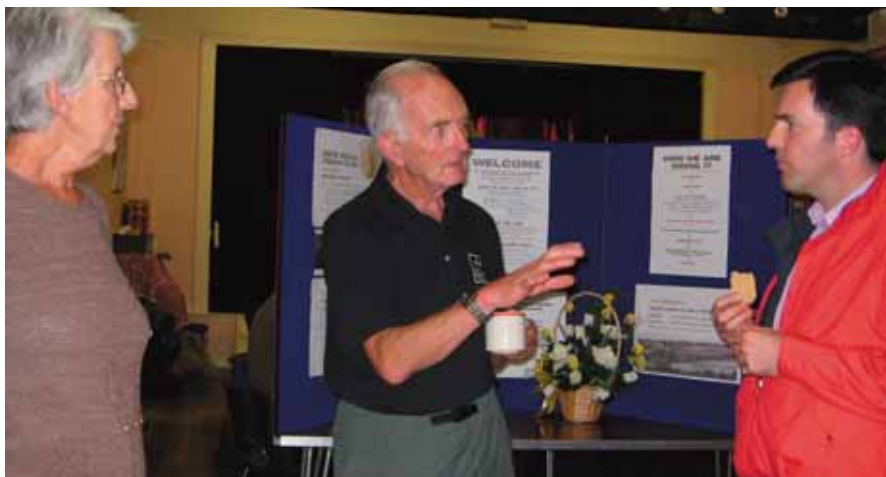
The only topic to receive a possibly significant number of disagreements was for the Community Hall – a new

one now might be nice to have, but the plan says it is beyond our present means and resources. There was no cause to modify the plan, but the minority view (also clear from the questionnaires) was noted.

Many suggestions and ideas were collected on yellow Post-it notes at the Public Consultation days. None of these was of a nature as to cause a change to the policies or intentions of the plan. But they are a valuable further resource both of ideas and of caveats for those who will implement the plan. Accordingly, all have been

Topics - Approval Scores Oct 2006 Drax Hall Consultations





typed up under the plan headings and will be available for consultation in the implementation stage. Where changes were suggested to add to the clarity of the text and to fill missings in the action plans, these have been incorporated into the final plan.

Based on the result of the consultation, the plan was put to the Parish Council for consideration and endorsement on 6th November 2006.

At the same time, copies of the draft were given to the liaison officers of PDC and DCC for any input and advice they felt appropriate at this stage.

Result of the PDC and DCC Circulation of the Draft Plan

Helpful comments, clarification, suggestions and missings were received from officers of both Councils. The draft text and action plans were adjusted as appropriate. As was the case with the Public Consultations, the responses were not such as to cause any change in the planned policies and intents. All the input received has been added to the retained data and will be available during the implementation phase.

Result of the Parish Council Consideration

The Parish Council voted to adopt the plan on the 6th November 2006 and minuted their thanks to the contributors.

At a subsequent meeting on 9th November 2006, the first steps on the road to implementation were discussed and these are referred to under the section entitled "Making it Happen – Implementation".





KEY TOPICS

REVIEWS

The 10 key topics are reviewed in the following order, in some cases sub-divided and in one case amalgamated, as indicated :

Traffic

Environment

Natural Environment

Village Environment

Facilities for Young People

Amenities & Services

Amenities

Medical Facilities

Education

Services

Housing (includes anti-big development)

Community Hall

Law & Order

Public Transport

Employment & Tourism

Employment

Tourism

ACTION PLANS

Each **topic** review concludes with a list of **Priorities** which are colour coded to the **Action Plans** for the topic. For convenience, all the action plans are gathered together in the accompanying booklet which can be opened alongside the relevant text.

ABBREVIATIONS

The following are frequently used

PC	Parish Council of Bere Regis
PDC	Purbeck District Council
DCC	Dorset County Council
LTP	Local Transport Plan



Nearly everyone is concerned about traffic in and around Bere Regis at its present level and about the additional traffic that may come from plans for further commercial and tourism developments in Purbeck and for a Waste Processing Facility at Winfrith.

Safety is our main worry, particularly for school children. Thereafter, our chief concerns are volume of traffic, congestion and road noise.

THE PRESENT SITUATION

North/ south traffic is a continuing problem within the village, with Weymouth traffic being signed on to the C6 (known locally as Southbrook and Rye Hill), with associated speed and safety issues. This is also the site of the local school. There is also a great deal of heavy traffic on this road caused by:

- Military vehicles from Bovington Camp
- Gravel, aggregate and stone transporters
- Gas transporters from BP Wytch Farm

The northern by-pass has taken much of the through traffic from the village, with the exception of traffic to Milborne St Andrew. However, the by-pass and the link road to the east beneath Woodbury Hill are the cause of a great deal of noise within the village, and in Shitterton. They have also created safety and access problems for two important bridleway and cycle routes north and east, out of the village.

Within the village there are congestion problems around the shops and surgeries at certain times. The combination of congestion in West Street and earlier traffic-calming measures have led to Manor Farm

Road and Elder Road being used as 'rat runs', with associated speed and safety issues.

The car park in the centre of the village is not well used and much of the space is taken up by recycling bins.



The hamlet of Shitterton has a problem with only one open access route, via a bridge over Bere Stream at a point which occasionally floods.

The road to Hyde, which is frequently used by walkers, riders and cyclists has problems with speeding traffic.



General, HGV and Military traffic on the C6 outside the School on Rye Hill.



Our Policies on Traffic



- To adopt a strategic approach to traffic management in Bere Regis.
- To make safety a priority – especially the safety of children.
- To encourage and promote a more sustainable approach to traffic.
- To manage traffic for an improvement in the quality of life for the residents of Bere Regis.

Our Priorities - what we want



A safe route to school



A reduction in the speed, volume and weight of through traffic



Safe access and a reduction in congestion in problem areas in the village



A reduction in noise from the by-pass



Safe cycling/walking routes within and out of the village



Better use of the central car park



Alternative access to and from Shitterton when needed



Hyde road established as a quiet lane – safe for riders, cyclists and walkers



Improved safety and flow of traffic on routes out of the village





THE NATURAL ENVIRONMENT

There is general appreciation of the natural environment of the parish and a strong feeling that it should be conserved and managed for the benefit of both wildlife and people.

The parish of Bere Regis follows the path of Bere stream from the chalk downs to the north-west, through the sands and gravels of the Bere Regis area to the heathland to the south-east. This contrasting geology provides an exceptional setting to the village with fine views from the adjacent Woodbury Hill to the east, and Black Hill to the south.

The chalk downland in the north of the parish remains in agricultural use as it has from mediaeval times. In the east of the parish there is a large area of part ancient and part commercial woodland whilst in the south significant areas of heathland remain. The local runs of the Bere Stream and River Piddle are fine examples of chalk stream habitat & have supported and benefited the local cress growing industry for years. These factors provide exceptional diversity of landscape within a relatively small area.

The agricultural land is primarily used for beef cattle and arable farming (there are now only two remaining dairy herds in the parish). Many of the farms have Public Rights of Way crossing them and consequently contribute significantly to the local amenities for both residents and visitors. Several farms have active conservation measures in place providing essential habitat for wildlife. Our local farms are the guardians of the landscape which we all enjoy and the present difficul-

ties faced by the farming community, especially the dairy sector, are of concern to all who value the countryside.

The local countryside is particularly rich in areas of wildlife interest with 3 Sites of Special Scientific Interest (SSSI's) and 4 Sites of National Conservation Interest (SNCI's) within the parish. Most of these sites are accessible from the network of footpaths radiating from the village.





Black Hill, to the south of the village is the site of a European rated SSSI. It is also a very popular walking area for both local residents and visitors, and has superb views to both the north and the south. The hill is in private ownership but is managed by Natural England under a Countryside Stewardship Management Agreement. The work focuses on scrub management for the enhancement of a rare type of heathland habitat.

Bere Heath and Hyde are linked to the rest of the parish by a rural lane popular with cyclists and riders due to its access points to Wareham Forest. The lane, which has attractive roadside verges, crosses Bere stream near Tanpits, and later crosses the river Piddle and adjacent water meadows before it arrives at the

There is a threat of gravel extraction along the valley of the Bere Stream and the river Piddle. A campaigning group has been established by nearby residents to protect against environmental impact.

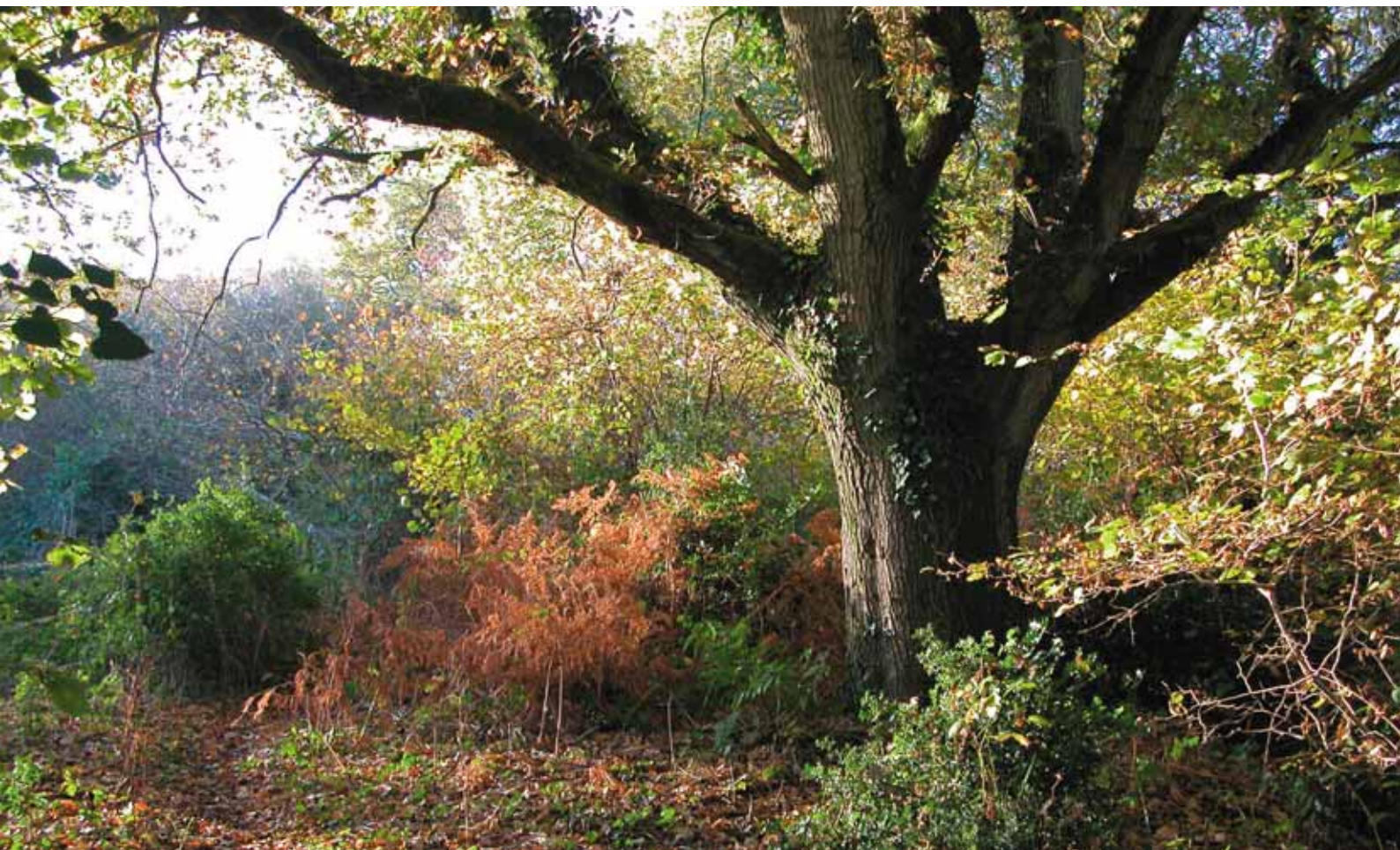
Within the village there are a number of green lanes and open spaces. These are well used by local residents and provide good wildlife habitat. Two long distance footpaths cross the parish – the Jubilee Trail and the Hardy Way. The Jubilee Trail is a particular cause of concern where it crosses the by-pass as the frequency and speed of the traffic make access difficult and potentially dangerous.

The maintenance of the footpaths and bridleways within the village are the responsibility of Dorset CC.



Puddletown Road. At this southernmost end of the parish is the Higher Hyde Nature Reserve an SSSI owned and managed by Dorset Wildlife Trust (DWT). There is full public access to the site with wheelchair access to some areas including the bird hide. The reserve has a wide range of heathland habitats, ponds and woodland, with a particularly good range of rare species.

The Parish Council makes the request and it is supposed to be done twice a year. Throughout the summer this is insufficient. There are also some sections of footpaths which do not seem to be cut at all.



The Boardwalk is owned and maintained by Purbeck DC. It has fallen into disrepair through deterioration and vandalism and has recently been removed. PDC has established a project to reinstate it with a target completion date of May 2007. The replacement will use a more durable synthetic compound including recycled plastic with a roughened finish for raised sections and a hoggin path for the rest.

There are a number of beautiful trees within the village but it is unclear who owns them all. Residents have expressed concern about various trees, some of which were thought to need trimming or felling and some which they wished to see preserved. There is a need for all trees of note, and trees causing concern, to be listed.

There is a general feeling that more information could be provided about local wildlife. This is especially needed where active management programmes are in operation and where there is little explanation for what is often seen as "spoiling" an area much valued by local people








Our Policies

- To conserve our environment and rural heritage for present and future generations
- To support our farming community who look after the land around us
- To encourage understanding and a sense of communal responsibility for our natural environment.



Our Priorities – What we want

- | | |
|---|---|
|  | The existing network of footpaths and bridleways maintained and enhanced. |
|  | A Parish Conservation Group. |
|  | Conservation schemes beneficial to the whole community. |
|  | Green corridors, open spaces and important wildlife sites within the parish valued and cared for. |
|  | A Riverside Local Nature Reserve incorporating the existing SNCI |



THE VILLAGE ENVIRONMENT

The Character of the Village

The village of Bere Regis is situated along the valley of Bere Stream. To the north is Bere Down, to the east Woodbury Hill and to the south Black Hill. It is apparent from any viewpoint that one of the most outstanding characteristics of the village is the way it sits in the surrounding landscape and relates to it.

The village, of Saxon origin, flourished in the mediaeval period and became significant due to its royal connections and the annual Woodbury Hill Fair. Sadly, no domestic buildings of this period survive due to a number of major fires. However what did survive is the splendid **Parish Church of St. John the Baptist**, which acts as a prominent landmark for the



village. The church dates from the 11th century but contains examples of all the main mediaeval architectural styles from the 11th to the 16th century. The magnificent nave roof dates from the latter part of the 15th century and is considered to be the gift of Cardinal Morton. The roof

bears his coat of arms and the head depicted on one of the central bosses is thought to represent him but the main interest of the roof is in the large, painted figures of the twelve Apostles.

In 1981 a significant area of the village was established as a **Conservation Area** (see map inside back cover).



It comprises 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.

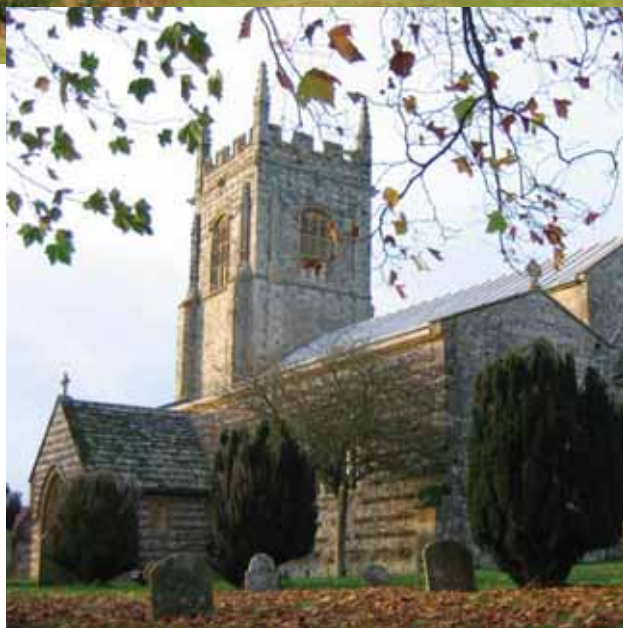
Within the Conservation Area, there are **52 individual listed structures** and many other significant buildings. In 2002 an excellent Conservation Area Appraisal was produced documenting the important architectural features of individual buildings and describing the vernacular styles apparent within this part of the village. **The Conservation Area Appraisal has been adopted by PDC as supplementary planning guidance.**

Another important feature of the Conservation Area is the continued existence of a number of **back lanes** of rural character which link to both the principal streets and the surrounding countryside. These are of considerable historical importance and add much to the character of the village.

Until around the time of the Second World War, most housing was provided by the estates and employers. In 1949/50, council houses were built by P.D.C. in Green Close, Southbrook, Egdon Close and Shitterton Close, in response to the then current housing



We appreciate living in an interesting village with a long history and a splendid church, but we would like our village to have a tidier and more welcoming appearance.



The Heritage

It was clear from the questionnaires that respondents greatly appreciated the heritage features of the village and the way in which the village fits with its rural surroundings. For some, the older and the newer parts seem to have settled together. Not all agree – there are some who strongly resent the location (particularly for those near the Church) and character of the more modern houses. Looked at positively, this suggests that any further building should be more mindful of the village character and of its local architectural character.

shortage. Boswell's Close was built in the 1960's and the public housing on the south side of West Street and to the west of the Church, in the late 1970's. The development was designed to serve the requirements of all ages on the Housing Register, thus we see flats, houses, bungalows for elderly people and a Sheltered Housing scheme. There was criticism, at the time, for building so close to the Church.

The 1980's saw the reduction in the provision of new public housing and there was an encouragement to build houses for purchase by individuals. The estate at the western end of Elder Road with its two satellite roads, resulted. A few individual houses have since been built on infilling sites such as the old Chapel and Bus Depot, Snow Hill and Shitterton.

Thus the 20th century has seen considerable new development within the village but, with the exception of relatively small developments off the C6, it has been confined to the north of Bere Stream. This has enabled the village to retain a compact appearance and has preserved the distinctive identity of Shitterton.

There were calls not just to preserve the heritage features, but to make more of them both for residents and visitors.

Appearance & Upkeep

Whilst there is much to celebrate in the character and history of the village, there is also concern about the upkeep and appearance of many areas within the village. Some features were singled out by respondents to the questionnaire as being of immediate concern but there is also a sense that something needs to be done to prevent loss of pride and a gradual decline in standards of upkeep.

Key to tackling this is an understanding of **who owns what and who is responsible for what maintenance**. We found considerable uncertainty, which we have sought to resolve in Appendix A.

Meanwhile, the Parish Council has inaugurated a Village Tidy Days - seeking volunteers prepared to help and at the same time, build community spirit.



Approaches to the Village

The entrances to the village, especially from the A31 and the A35 present a poor first impression.

Roundabouts

Responsibility for the roundabout at the bottom of Poole Hill is with DCC. The poor appearance of this gateway to the village has been a concern of residents and Council for years. There have been attempts to find a sponsor.

Responsibility for the roundabout at the Shell garage, because it is right on the boundary of different areas, belongs to three bodies, who each own a part of it:

- o Dorset CC
- o Connect
- o Mott MacDonald

Hence the difficulty in getting anything done in the way of maintenance or improvement.

Dorset CC is responsible for main road signs (the big green ones), which are currently being renewed and also for the "Bere Regis" and the "Twinned with Cerences" signs, and the brown tourist signs to Monkey World and Tank Museum.

Purbeck DC is responsible for village signs, eg "Village Centre", "Car Park".

Responsibility for signposts around the village is divided between DCC and PDC (who have to abide by certain Highways Agency rules).

Within the Village

Many residents go to great trouble to make their own property look attractive with flower tubs, hanging baskets and well maintained front gardens which are enjoyed by everyone. We need to find ways to develop this same sense of care to our shared spaces and to achieve greater cooperation between the various authorities involved.

Roads, Pavements, & Gutters

All highways, verges, gutters, pavements and paths are owned by Dorset CC which has responsibility for their maintenance. This includes drain clearance and weed removal, though occasionally the responsibility for weeds between the pavement and building fronts may belong to householders.



Signs

At present there is no co-ordinated approach and signage appears jumbled and ill-maintained. Opportunities for providing better signage to meet village needs include:

1. The car park should be better signposted, and the walkway through to the main street and the shops, needs more identification
2. The way to the church from the main car park needs better signs
3. Various interesting features could be signed for tourists
4. There could be a new 'feature' sign for the village.





Weeds are slowly destroying the fabric of our pavements and occasionally causing flooding at the West end of the village. DCC advise that they cannot clear weeds just for aesthetic purposes but only if they appear to be causing flooding. Environmental constraints limit the use of more aggressive compounds such that the repeated use of commercial 'Roundup' type products is usually the only accepted treatment.

Any member of the public can contact DCC at any time with a maintenance request or complaint. A scrutiny review called 'Clean and Tidy Local Environment', in Purbeck, has recently started. It includes the identification of 'grot-spots' and other problems and is looking at 'who does what' issues etc. and generally trying to improve public spaces.

Uneven or dangerous pavements were mentioned in the questionnaire responses as making walking difficult for those unsteady on their legs.

There is a number to report urgent problems – Clarence on 0800 23 23 23

Open Spaces, Footpaths, Trees & the Boardwalk

These are covered under the 'Natural Environment' section

Litter & 'Dog-do'

This was a major environmental concern from the questionnaires. There were calls for more bins and a street sweeper. At present, 2 particular individuals and several other conscientious citizens, take it upon themselves to collect major quantities of street litter. Without their efforts the 'can & crisp packet' borders, sometimes very obvious on the through roads, would be commonplace.

Whilst it is possible and necessary to provide more bins, ultimately it is down to individuals to act responsibly. Bins are supplied by PDC, (with two exceptions) and emptied by SITA under contract to PDC. A PDC monitoring officer makes periodic checks.



Car Park





Numerous respondents drew attention to the blot on the environment caused by the present state and use of the car park and adjacent closed toilets.

The centre of the car park is unavailable for parking as it is the site of 5 recycling skips. These cause noise for nearby residents, often at anti-social hours, as bottles are deposited. The area is also used by young people for ball games and "hanging out". It is also the place where the boarded up toilets are situated. All these factors combine to give the centre of the village a shabby look and, in the opinion of some residents, make it a magnet for anti-social behaviour. The issues of the car park are further referred to under the Amenities section.

Our Policies:

- To maintain the special heritage of the village
- To ensure new building reflects the character of the village and the surrounding area
- To ensure the maintenance of the village is carried out to a high standard

Our Priorities - What We Want

- | | |
|---|--|
|  | A wider appreciation of the significant historic and architectural features of the village |
|  | The preservation of architectural features within the built environment. |
|  | Improved approaches to the village. |
|  | Enhanced visual appearance within the village. |



APPENDIX : A

OWNERSHIP OF OPEN SPACES IN BERE REGIS

(this is not an exhaustive list, but includes those spaces mentioned by questionnaire respondents and clearly needing regular maintenance)

LOCATION	OWNERSHIP	MAINTENANCE
Parish Pump Area - Shitterton / West Mill	Not PDC, not DCC - unclear	DCC thinks they do !
Play Park	P. Council	P. Council (except bin)
Youth Shelter and Kicking Wall	Land: PDC Equipment: P. Council	PDC P. Council
Central Car Park	PDC (inc toilets)	PDC
Chapel Lane - patch of ground in middle of footpath	Not PDC. "Permissive Path".	?
The Cross, both sides of road (Royal Oak own and maintain tubs)	Highways Agency	Highways Agency
Elder Rd., S. side	PDC (except part mentioned as Mr Lockyer's property)	PDC
Elder Rd., N.side (near Church)	Bere Housing Trust	PDC
West St., W. end near new houses	Not PDC. Developer? Private ?	?
West St., top of S. Mead	Not PDC.	?
S.Mead Roundabout	Not PDC	?
Poole Hill Roundabout	DCC	DCC
Shell Station Roundabout	DCC, Matt Macdonald & Connect	disputed

Maintenance Responsibilities

Parish Council: requires services to be available.

District Council: has no direct responsibility. However they contract County Council for road drains and cleaning. Contractors are SITA.

County Council: responsibility for roads, verges, footpaths and street lighting.

Unknown: subsequent to the infill development in South Mead, Stanbarrow Close & Bitcham's Mead, the responsibility for open spaces in those areas has likely been ignored by the developers.

FACILITIES FOR YOUNG PEOPLE

There is a strong feeling that more should be done for young people but the community is limited in what it can afford.

The comparative remoteness of Bere Regis, the lack of public transport at key times, and the fact that children are educated outside the village from the age of nine, makes the provision of facilities for young people within the village a key priority.

It is important to recognise, and indeed celebrate, the fact that Bere Regis already offers many organised activities for young people (See list below). However, despite publicity in the parish magazine and, more informally, through 'ad hoc' advertising and the 'jungle telegraph', not all young people are aware of these opportunities. Consequently, the activities are not always well attended and this makes sustainability an issue for the organising bodies. These activities rely on the dedication of a few adults without whom they wouldn't exist. Increased amounts of 'red tape' and regulation do little to encourage more adults to commit themselves to such activities and there is a real danger that, over time, fewer activities will be available.

There are also issues about inadequate facilities for young people's activities. The Lenny's youth club cites the lack of an indoor venue with sports facilities and the lack of an outdoor activity area or rough ground for bikes and dirt-tracking. The Scout Hut, used by Scouts, Cubs and Beavers is becoming very expensive to maintain and the Swimming Club bemoans the lack of a pool. The children's Play Park causes concern in terms of health and safety, and its position and wooden constructions have made it vulnerable to vandalism. The removal of the swings from the Recreation Ground is another cause of regret. The recently erected youth shelter has not proved popular but the kicking wall has been very successful, and it is hoped that the addition of an all weather surface and Basket Ball hoop will encourage more young people to use it.

The needs of young people vary greatly, according to age and interests. It is also a fact that many trends are short-lived. No sooner are facilities developed to satisfy the needs of one leisure pursuit, popular with many youngsters, than another comes along, rendering the original facilities redundant. It must also be noted that a certain percentage of young people will never choose to participate in any form of organised activity. Government policy on education frequently changes,



affecting the type of facilities required in schools. A current example is that of the proposed 'extended day', whereby facilities for working parents to send their children to school via a 'breakfast club' and, if necessary, collect them from an 'after school' club as late as 6 o'clock in the evening, should be provided. It is not expected that every school should provide this but it should be available locally. Day-care provision was an issue raised by some questionnaire respondents. We should note that such provision could have an impact on other activities for young people within the village.

The questionnaire responses revealed a wide range of suggestions about the facilities required by young people. Some of them were only of interest to very few, but some ideas had more general backing. It also emerged from the responses that many young people resented their reputation being tarnished by the unsociable behaviour of a few. Further conversation with children revealed that each age-group has concerns about the behaviour, real or perceived, of the older age groups.

Interviews with young people revealed a very positive attitude towards 'self-help' schemes, given the appropriate guidance and supervision from suitable adults. Young people are keen to promote their image and keen to help the village community at large, in return for respect and opportunity.

Our Policies

- To encourage young people, with adult help, to agree what facilities they want and will use.
- To provide greater leisure and day-care opportunities for young people within the Parish.

Our Priorities - What we want

- The establishment of a Youth Forum.
- Support for existing youth organisations
- Improved local youth facilities and transport options.
- More provision for children during the working day.



Facilities for young people currently available in Bere Regis

Play Park	(Elder Road)	includes climbing frame, slide, poles, sit-on toys, picnic benches
Youth Shelter	(Elder Road)	
Kicking Wall	(Elder Road)	
Scout Hut	(Elder Road)	Available for private bookings (e.g. children's parties)
Sports Ground	(North Street)	See activities list below for "official" uses

Various areas of open space within the parish are used "unofficially", but quite legally, by young people (and adults) for a variety of recreational activities.

Activities currently provided for young people in Bere Regis



For Under 5's

Toddler Group	Monday 1.30 – 3.00, Congregational Chapel
Early Days Café	Wednesday 10.30 – 12 noon, Congregational Chapel
Poppets	Thursday 1.30 – 3.00, Drax Hall
Ragamuffins	Bere Regis First School Pre- school Group

For Older Children

Junior Church	Parish Church, Second Sunday each month
Beavers	Wednesday 6.00 – 7.00, Scout Hut
Swimming Club	Saturday p.m.
Junior Church & Sonseekers	Friday 6.00 – 7.30, Congregational Chapel
Lenny's Youth Club (from 8 years),	Royal British Legion, North Street
Football Club	Saturday a.m. Sports Club
Cubs	Thursday 6.30 – 8.00, Scout Hut
Scouts	Monday 7.30 – 9.00, Scout Hut
Rainbows	Monday 4.30 – 5.30, Royal British Legion, North Street
Youth Cricket	Thursday evenings during summer months, Sports Club
Pipsqueaks	Thursday, Drax Hall
Dance	Friday, Drax Hall

AMENITIES



It was clear from the responses to the questionnaire that the amenities available to parishioners were much appreciated and that they should be supported, maintained and, in some cases, improved.

"Amenities" include a wide range of facilities. Some are local businesses which need our custom to survive; some are buildings or open spaces which need to be maintained; others are clubs or sources of information which rely on the voluntary efforts and participation of local people.

Local Businesses

Shops, Service Station, Post Office & Pubs

We are fortunate to have a number and variety of retailers & pubs in the parish. They not only supply our needs, but also contribute in many ways to our clubs and societies. They are places where people meet, they display notices and adverts and, at times, become collecting points for questionnaires and contributions for retirement gifts.

All these businesses are dependent on us to use them but they also serve a wide area outside the Parish and the tourist trade. So they have concerns about access and facilities for all these groups. The absence of toilets in the village means that they are the first to be bothered.

The Post Office faces particular problems with Government changes to payment methods. This problem will become more acute in 2008 when the Government is aiming to stop paying pensions through the Post Office (or possibly earlier in the light of Royal Mail's cost cutting focus). Parishioners, especially the elderly do not wish to lose their Post Office.

Note: For non retail businesses see under "Employment" and "Tourism"



Our Policy - Local Businesses

- To recognise local retailers, Post Office and pubs as important village amenities. To be aware of their business needs and be supportive where appropriate.

Our Priorities - what we want



Good support for existing businesses.



Improvements in other facilities which could assist local businesses e.g. car parking, signs and toilets.



Churches, Voluntary Organisations & Village Information

Churches

These comprise the Parish Church of St John the Baptist, the Congregational Chapel in Butt Lane and the Methodist Chapel at Bere Heath. All play an important role in the spiritual and community life of the Parish.

In addition to regular and special services they provide much valued help to families and individuals. Their work with children is well supported.

The Parish Church is appreciated for its historical and architectural significance as well as for its religious importance. There has been excellent local support for

fundraising initiatives in the past. However it is difficult to see how a community of our size will be able to afford the ongoing upkeep of the building.



Common Themes on what is needed:

- 1 More awareness about what organisations exist and what they do
- 2 A way of avoiding clashes of dates for events
- 3 A way of informing new residents of all that is available
- 4 Younger blood and more volunteers and leaders
- 5 Better village hall facilities
- 6 Better parking for the Drax Hall and better street lighting in North Street
- 7 More funding to deal with rising costs due to legislation, health and safety, CRB checks and insurance rates.



Clubs and Societies

There are 30-40 clubs and societies active within the Parish and their contribution to the life of the community is substantial.

Their views were sought both as part of the Questionnaire, and in a subsequent letter asking them what they needed to prosper, and how the plan might assist.

Comments from particular groups:

Health Walks - need more path maintenance and less dog mess (see Environment and Services sections).

Pop In Place - a voluntary organisation providing meeting opportunities for people within the parish & surrounding villages for social interaction to prevent rural isolation. It caters for all ages. It needs additional volunteers and funds.

Autumn Leaves - provides meetings and events for the more elderly. It is particularly concerned about parking and access issues for the less physically able (see Community Hall section).

Bere Regis Sports Club - aims to promote, encourage and develop sport, health and fitness for all residents of Bere Regis and its outlying villages. The recreation ground was donated to the National Playing Fields Association in 1962 but is managed by the Sports Club. It wants to do more, particularly for youth football and cricket and sees potential in developing adjacent land for additional facilities. It needs to raise £130,000 for new changing facilities. The sports field is widely appreciated as an open recreational space and is also used for village events such as the VE Day celebrations.

The Twinning Association - has to hold the main Twinning function outside of the village because of the inadequacies of the Drax Hall. It would also like to see a village map showing points of interest and walks (see Environment and Community Hall sections).

Youth focussed Groups - The Scouts, Lenny's and the Swimming Club do much appreciated work. They constantly need volunteers and funds and have issues with facilities (See Youth section).

Parish Magazine

The excellent Parish magazine is sponsored by the Parish Church but is used by all organisations to publicise events and report on activities. It is published monthly, and 650 copies are distributed by volunteers to all annual subscribers. It is also available for purchase (50p) in the Church and in the local shops. There is a good working relationship with the Village Web Site and it is an important advertising vehicle for

local businesses.

The enthusiastic Editor has been building up sections on Clubs and Societies, Activities and Diary Dates, that go some way towards meeting needs expressed by organisations within the Parish. The "Village Calendar", produced under the auspices of the Parish Magazine also assists this aim.

Parish Web Site

The official village web site is www.bereregis.org. It receives a small financial contribution from the Council but owes its quality to the voluntary efforts of the web-master. The extent and nature of the content constitute a valuable asset for the Parish in terms of historical archive and current events information. As more people access the www more frequently, we can envisage this site becoming more important as a communication vehicle and possibly an integral part of the process of local government.

The web-master is forward looking, and keen to build the site in any way that can contribute to the Parish. He has recently sought donations to enable further relevant material, available at modest cost, to be published on the site.

The Parish also has other web sites, which exist principally to support the organisations running them but provide general support for everyone:

The Parish Church

www.bereregiswithaffpuddle.org.uk

Bere Regis Sports www.bereregis.com

The School www.bereregis.dorset.sch.uk

There are already cross links between the sites, and a working relationship between the web-masters.



Our Policy - Churches, Voluntary Organisations, Village Information

- To support our existing village organisations and to encourage new initiatives that bring the community together.

Our Priorities - what we want



A support network, which will enable groups to operate effectively.



A more effective information / communication system between village groups, and about village events and other amenities.

Other Village Amenities

The Mobile Library

The Mobile Library visits the village fortnightly on Mondays and Fridays.

At present, the size of the community and levels of use at Bere Regis mean that the mobile library visits twice per fortnight. DCC would be happy to discuss the timings of the visits with the Parish Council and users when the timetable is reviewed in Spring 2007. This will be part of a regular review of the timetables and routes that is undertaken. A new computer system has already been implemented (summer 2006) in all libraries including the mobiles. At this stage, it is too early to predict the impact of any library closures on the mobile library service across the county.

A system is being established to contact mobile library users if it is necessary to cancel a visit in an emergency.



Public Benches

There are benches at various locations within the village. Some are maintained. Others are badly in need of upkeep. Their ownership and responsibility for maintenance is not clear and needs to be established. They are not owned by PDC.

Car park

The car park contains the only disabled parking space in the village. Pavements leaving from it are uneven and not adapted for the disabled or infirm who often have to use it to visit the adjacent Medical Centre.

The centre of the car park is the site of 5 recycling bins which are a cause of noise to nearby residents especially when used at unsocial hours. The area is also used by young people for ball games and "hanging out". It is also the place where the boarded up toilets are situated. All these factors combine to give the centre of the village a shabby look and, in the opinion of some residents, to make it a magnet for anti-social behaviour.

Signage to the car park is poor and it is little used by shoppers. It is used at the weekends by visiting walkers, who frequently ask for the toilets. There is no general directional signboard to show village points of interest.

Public Toilets

These are owned by PDC(who also own the car park). The toilets were closed because of vandalism and hooliganism and have become a disgraceful eyesore in the village centre. A decision to dismantle them has recently been taken by PDC.



It appears that PDC are unaware of the great strength of feeling expressed in the questionnaire responses and again at the public consultations, that we badly need village toilets.

At present there are no plans to build new toilets. An idea to work with the Pub facilities(and contributing to their costs) is being investigated by the Parish Council. Some way needs to be found as there were numerous requests in the questionnaires citing the needs of Bere Regis Parishioners who live outside the village area, as well as visitors and tourists.

The Cemetery

The cemetery is the designated responsibility of one nominated Councillor. It is well kept up by the routine maintenance contractor, by two volunteers and by the relatives of the deceased. It is a system that works well.

The Sports Field

(see above under Bere Regis Sports Club)

Children's Play Park

(see under Youth section)

Youth Shelter and Kicking Wall

(see under Youth section)

Community Hall

(see under separate section)

Our Policy -

Other Village Amenities

- To ensure that existing amenities are maintained to a high standard and to improve them where appropriate.

Our Priorities - what we want



A strategic approach taken to improve the car park area.



A planned, directed and monitored system for the upkeep of other amenities.



Medical Facilities

The Surgery

There was general strong appreciation of the care provided at the surgery but there is a growing understanding that the present facilities are inadequate for the demands placed upon them.

The Present Situation

The current two-partner medical practice has been in the same premises for 22 years. During that time it has developed considerably and invested in facilities to provide an integrated primary care service for the population of Bere Regis and of surrounding villages, within approximately 8-mile radius.

In addition to day-to-day surgeries, the following services are currently provided:

- Specialised clinics for; diabetes, asthma, chronic lung conditions, stroke prevention and coronary heart disease
- Weight and obesity management
- Smoking cessation
- Wellwoman clinics including cervical screening, sexual health and contraception, breast screening and related education
- Wellman screening including health life-style education, prostate screening and sexual education
- Child health surveillance, immunisation and related health education
- Adult immunisation
- Travel advice on health topics and immunisation
- Palliative care service and support
- Carer's advice service and support
- Elderly care services
- Citizen's Advice Bureau
- Counselling
- Dispensary services
- Minor surgery
- Maternity services
- Community nursing.

Future proposed practice service developments include:

- Further extension to established clinics with easier access etc.
- Physiotherapy on site
- Counselling and psychological service developments
- Extension to minor surgery
- Development of many investigations currently performed at hospital to be on site (driven by NHS policy)
- Youth advisory services.

The direction being pursued by the NHS is for more facilities and services to be provided within the setting of general practice and away from hospitals. This, together with the already strained facilities, and projected growth in patient numbers from developments in the hinterland, means that **the present building is now totally inadequate and relocation to larger premises is now an urgent priority.**

The shortcomings of the present building have been highlighted in practice surveys as well as in the Parish Plan questionnaire. Patients are concerned about:

- Confidentiality and privacy at the appointments desk
- Appointment flexibility and availability
- Out of hours provision
- Waiting room lighting and facilities
- Outside congestion and lack of parking facilities especially for the disabled.

Some of these concerns have been partially addressed, but most require new/ enlarged building/location or are a responsibility outside the practice remit.

The practice is hoping to start a Patient Participation Group, which could take account of everyone's views.

Future Practice Development

Projected population demographics over the next 10 - 20 years (including the possibility of future major development) could substantially increase the patient role. There will also be increasing pressure within the NHS to provide more on-site services that reflect the latest in medical diagnosis and treatment, thus reducing the need to travel to hospital.

It is clear from all of the above that there is a pressing need for the practice to develop new premises. This will require finding a site within the village that is central yet does not inconvenience the immediate neighbourhood taking into account the fact that approx. 2/3rds of the practice population live outside Bere Regis parish boundaries.

Dentist

There is a well supported dental practise but only on a private basis. There is no NHS dentist within the Parish and it is often difficult to obtain NHS treatment within the wider geographical area.



Our Policies

- **To support strongly our medical facilities as a key service for residents**
- **To support the practice in its drive for Patient Participation.**

Our Priorities - What we want



Extended medical facilities to meet the changing needs and entitlements of the community and the infrastructure to support them.



A mechanism for patients' views to be heard.



Education

Within the parish there is a keen awareness of the importance of the village school and its place in the general life of the village.

The village school is a First School with children up to the age of nine. After the age of nine the children go on to Sandford Middle CE VC School. From there the majority go on to the Purbeck School, but some go to Lytchett Minster Upper School and some to Parkstone Grammar School.

The fact that after the age of nine all children are educated outside the village has implications for youth facilities within the village and also for transport issues (see relevant sections of the Parish Plan). Residents from the village are currently on the Governing Bodies of Sandford and Purbeck schools. Sandford Middle School has its Carol Service in the Parish Church every other year, and musicians from Purbeck School have played at various function within the village.

Bere Regis Community School

In March 2006 there were 78 pupils on roll in 4 classes. Like most schools in the Purbeck area, Bere Regis has a falling roll, with 28% of surplus places in 2005 (the Purbeck area on average has a 22% surplus)

A Purbeck Review of schools was due to start in 2006 and continue until 2009, but this has now been postponed for another two years. One possible solution to falling rolls, is the closure of Middle schools and a return to the two- tier system of Primary and Secondary schools. Other solutions involve the

federation of similar schools sharing resources. **There is no threat of closure to Bere Regis School.** Ofsted recently inspected the school and judged it to be a good school where pupils flourish in a caring community & they know that everyone is equally valued.

The review could result in an increase of pupil numbers with Bere Regis School taking pupils up to 11 years old. Until the Review is completed any planning for the future, whether replacement or refurbishment, is likely to be delayed.

The Parish Plan Questionnaire highlighted four areas of concern regarding the school:

1. Parking

Due to the school being positioned on the busy C6 road, off-road parking for school has been proposed as essential for the safety of children and parents. Local residents in Chalk Pit Close are against these residential areas being used for school drop off and parking. Unregulated parking outside the school causes congestion, reduced visibility, restricted access and safety hazards.

2. Extended School

An extended school is one which provides access to a range of services and activities, often beyond the school day, to help meet the needs of children, parents and the wider community. Areas that have potential within Bere Regis were raised by the questionnaire. These included lack of child minding,



nursery, full day care and pre-school facilities. Several ideas for clubs were put forward covering breakfast, after school and holidays.

3. School in the Community

There were suggestions to develop the school site to pay for a new combined school and village hall. The use of the school as a hub of the community was suggested as part of any new school.

4. Safer Routes to School

The Governing Body of Bere Regis School is committed to providing a safer walking environment for children and accompanying parents on their way to and from school. The Parish Council has been committed from the outset and is currently pressing very strongly for completion of the work agreed. The questionnaire supported this initiative.

School Development Plan




The school's Governing Body in association with children, parents, wider community and Dorset's Children's Services have drawn up a School Development Plan. Items that relate to the Parish Plan include:

- 1 Addressing concerns over falling rolls
- 2 Providing on-site but private, pre-school provision and Sure Start to look at provision for extending the school day (see Youth Section)
- 3 Implementing the school's Safer Routes to School Plan (see Traffic Section).

Our Policy


- To maintain a viable, safe village school, changing to meet the needs of families and continuing to be involved in the life of the community.

Our Priorities - What we Want

-  Implementation of the Governors' School Development Plan
-  Continued support for the school's role in community life
-  Development of extended school services & facilities for the community



Friends of Bere Regis School (FOBRs) run events throughout the year to raise extra funds for the school.



As with "Amenities", it was clear from the responses to the questionnaires that parishioners were appreciative of the services provided for the community. Efforts to improve were noted and there were further suggestions for improvements.

SERVICES

Services comprise:

- **Upkeep** of roads, pavements, gutters, car-park, roundabouts, play-area, cemetery, open spaces, green verges, fences, paths, bridleways, hedgerows, trees, signs, notice boards
- **Collection** of litter & "dog-do", waste
- **Provision** of education, medical, fire & emergency response, disabled facilities
- **Infrastructure** - gas, water, electricity, sewage, drainage, street lighting, telephone & internet, TV reception.

Because of their wide-ranging nature, we have chosen, for the most part, to deal with services under what appears to be the most relevant section of the plan. Remaining items are dealt with in this section. Thus:

Upkeep, litter & "dog-do" are dealt with under the Environment sections

Education & Medical have separate sections because of their significance

Collection of Waste Household Collections

This was a **major cause of concern** from the questionnaires and strongly re-emphasised at the public consultations. The more elderly and disabled and those

without means of transport are particularly upset because there is no routine collection of:

1. Garden waste
2. Large cardboard
3. Bulky objects

Garden waste in particular is a problem for very many.

Residents are also concerned about the apparent cost-inefficiency of the current collection of recyclables, whereby different types of recyclables have to be sorted by hand on the collecting van.

The recent move to **fortnightly collection of household waste** is also of major concern, in some cases of fury. Parishioners make a strong connection between Council Tax (increasing) and waste services (seemingly decreasing).

Jan Dutton (Environment Services Officer) made the following points:

1. The elderly or disabled can ask for help
2. Garden waste – no plans apart from the current recycling centres
3. Plastic bottles in the future may be collected with kerbside recycling.
4. Light card can be collected with the recycling box
5. No arrangements for corrugated cardboard etc.
6. Garden waste is too expensive to allow collection. Composting is to be actively encouraged
7. Cardboard boxes must go to the household recycling centre.

Recycling Skips

There is **widespread call for these to be re-located** but no clear view as to the best alternative place. The present location provides easy access for a large number of people but is unsightly, and causes other problems.

The issue is dealt with under **Amenities** and under **Village Environment**, where the action proposed is to look at all the issues surrounding the car park, toilets and skips. They are to be examined by a focus group in a co-ordinated manner.



Fire & Emergency Services

Our nearest **ambulance station** is at Wareham. The service will task ambulances located elsewhere in emergency.

There is a **fire station** on North Street manned by retained firemen. The service has difficulty in recruiting firemen able to respond at short notice and as a result there is now no daytime cover from our own station (whilst men are away at work).

Some respondents pointed out the difficulty presented to the fire engine of deploying when North Street is congested with parking. Re-location to the village periphery has been suggested. (see "Traffic", Priority 2)

Disabled Services

There is a single parking space in the central car park and the newly constructed 'safe route to school' has lowered kerbs with knobbly kerbstones at road crossing points.

The Parish is not an easy place for the disabled and probably has considerable catching up to do to be in line with current requirements. Jenny Galuschka, Support Officer, Directorate of Adult Services (DCC) suggests a review should cover all public facilities, roads, pavements & gutters; amenities; churches & voluntary organisations; web site; medical facilities.

Infrastructure

a. Gas. Arrived in the village in 1988. Serves the village only. The cost to supply outlying areas would be too great. Any new development would require extension of present system.

b. Water. Main supply available throughout the Parish. Any new development would require extension of the present system.

c. Electricity. Available throughout the Parish. It would improve the appearance if overhead cables were buried. (see "Village Environment" Priority 3)

d. Sewage. Main sewage throughout the village. Residences in the outer fringes have cesspit services.

e. Drainage. Road drains seem adequate most of the time. Bad areas include the bottom of Rye Hill, around Shitterton Bridge, the start of the west-bound slip road to the A35 and North Street. (see also "Village Environment")

f. Street Lights. Village in the main is well covered, though some respondents called for North Street to be improved – not just for residents but because of the many amenity centres located on North Street. It is not policy to light the lanes.

g. Telephone & Internet. The Parish is well covered for terrestrial systems. Broadband at 100Mbps is available. Some mobile telephones have difficulty with reception.

h. Television. Terrestrial analogue TV signals are weak. Respondents pointed to patchy and variable quality Digital TV reception.

Our Policies

- To ensure that vital services to the community are provided to agreed standards.
- To work with the service suppliers proactively to improve cost effectiveness and to ensure future continuity.



Our Priorities What we want



Dialogue fostered with key service providers.



Central car park / re-cycling skips issues addressed.



A review of disabled facilities.

HOUSING

INCLUDING PROTECTING AGAINST OVER-DEVELOPMENT



Housing availability and affordability was the highest mentioned individual item that residents wanted to see included in the Parish Plan.

Almost equally strongly, opposition to large scale development ranked 6th overall.

The Present Situation

At present there are 796 dwellings in the parish comprising a mixture of houses, flats and bungalows. These serve a population of 1,797. Within the overall total there are 167 Social and Supportive Houses. 28 of these are for the elderly and 21 are flats provided by a private Trust for retired artists and musicians. **Just under 2.5% of dwellings are second homes.**

Housing Development History

Until around the time of the second world war most housing was provided by the estates and employers.

In 1949/50 council houses were built by P.D.C. in Green Close, Southbrook, Egdon Close and Sitterton Close in response to the then current housing shortage.

In the 40s and 50s many of the estate cottages were sold to tenants for prices which today would seem a pittance. Subsequently these were sold on at prices often beyond the reach of parishioners on local wages.

In the late 70s major public housing was built on the south side of West Street. This was in response to a shortage of housing within the district. Although homeless parishioners were included in this development, it also meant that a number of people moved into the parish from other parts of the district. The development was designed to meet the needs of all ages on the housing register and many of the flats, bungalows for the elderly and a Sheltered Housing Scheme date from this time.

Development Proposals

In the late 1990s there were three proposals for major developments in the village:

1. In 1996, there was a proposed development (Wyatts) of 150 houses between Chalk Pit Close and Black Hill. This was opposed by the recently





It is also important to note that these two items are not mutually exclusive. Those who wanted more affordable housing for local people did not necessarily want large scale development, and those opposed to large scale development saw the pressing need for affordable housing

formed group BRRAD (Bere Regis Residents Against Development) on the grounds of access, density, environmental impact and sustainability. The objections were accepted by PDC and the proposal was withdrawn.

2. In 1997, there was a proposed development (C.J.Fry for Drax Estates) for 126 houses on 2 locations on the north side of the village, including 11% designated as "Affordables". This proposal was incorporated into the draft Purbeck Local Plan. BRRAD objected on numerous grounds, including density, inadequate infrastructure, traffic, parking, environmental and conservation issues.
3. A third developer (Grainger) put forward another proposal for a significant number of houses on land between Egdon Close and Black Hill. This was also opposed.

Because the proposal by C.J. Fry was included in the Draft Local Plan of PDC, the matter went to a Public Inquiry. A Government inspector was appointed and ruled against the development in November 2002. His concerns included harm to the amenity of rural lanes, impact on the Conservation Area, the amount of infrastructure provision required and localised traffic congestion. In his conclusion he found the proposal did not perform well against the tests in PPG3 (Planning Policy Guidelines) for selecting housing sites.

" In terms of the PPG3 search sequence, Bere Regis

should not be regarded as an urban area and therefore, nor could the housing sites be regarded as urban extensions. The village does not function as a node in a good public transport corridor. It has a limited number and range of jobs, shops and services, and substantial improvements to the presently sparse and dispersive public transport system are unlikely without a very large population increase."

The Possibility of Future Large Scale Development

A number of would-be developers have land holdings in proximity to the village with a view to large-scale expansion. Outline plans given recent visibility by Grainger include the provision of new amenities in the overall cost (community hall, medical facilities, a school, playing fields) and a percentage of "affordable housing ". There could be advantages to parishioners to be weighed against the disadvantages.

When clarification of current planning strategy was sought earlier in 2006 the advice given was that Bere Regis is unlikely to be scheduled by regional planners for major development (PDC Community Planning Officer). It appears this is now under review.

Based on determined opposition to previous major development and on the feedback to the Parish Plan

Questionnaire **it seems likely that there would be major opposition from parishioners to any rapid large - scale development.** Questionnaire respondents were concerned about not becoming a small town; with maintaining the character of the village; and with the potential impact on the green environment and on roads and other resources.

Impact of the Conservation Area

Much of the village of Bere Regis falls within a Conservation area. An appraisal (**Bere Regis Conservation Area Appraisal July 2002**) was conducted by PDC in partnership with the Parish Council and formally adopted by PDC as Supplementary Planning Guidance in July 2002.

This document provides an excellent basis for considering the "fit" of any new housing development, large or small, within or adjacent to the Conservation Area.

The footprint of the Conservation area, however, may not be optimal and should be reviewed.



Housing Need in Bere Regis

Despite the opposition to large-scale development it is apparent from the questionnaire responses that there is a clearly perceived need for additional housing within the village **to meet the needs of local people.**

Whilst calls for "Affordable Housing" were prominent, there were also calls for housing to meet the differing and changing needs of our mixed community, and calls to match the size of social housing units more closely to the size of needy families. It was also felt by some that it is important to have sufficient housing development to keep the community alive and the school and other amenities viable.

We have a clear steer on the immediate need for Affordable Housing from a recent survey (see below) but we can only speculate about the wider overall need. Our plan needs to assess this.

House Prices

Whilst there are no separate statistics for Bere Regis, we can see from statistics for Dorset & Purbeck that open market house prices have risen fast over the past 9 years. The average semi-detached house in Purbeck cost £218,000 in May 2005. Recent asking

prices advertised locally would suggest that Bere Regis prices may even be ahead of Purbeck as a whole. Over the same period, rural wages have been under pressure, so we can infer that it has become harder for local people in local jobs to afford open market housing. To quote from the 'Community Plan for Purbeck, 2006' :-

"In a recent survey Purbeck was identified as the least affordable place to live (outside of central London) in terms of the ratio between the average high house price in Purbeck of £242,500 and a below average local wage of £24,600, although it is recognised that many family incomes are much less."

Affordable Housing

This is defined as "Housing available over the long term to local households who are in unsuitable accommodation and are not able to meet their own housing needs through buying or renting on the open market, as a result of the local relationship between income and prices".



"Local", in this context, means residents of the parish or adjoining parish who have lived there for a total of at least 5 years. It includes those wishing to return to the area having previously lived there for more than 5 years, or wishing to live closer to relatives still resident in the area.

In spring 2004 the Parish Council undertook a Housing Needs Survey, conducted by the Housing Needs Officer. This was in response to the primary duty of the District and Parish Council to provide housing to meet the needed affordable sector. This showed the need for 24 units of varying types:

1 bed - 4 rented	7 - shared ownership	2 - sheltered
2 bed - 2 rented	2 - shared ownership	1 - sheltered
3 bed - 5 rented	1 - shared ownership	



PDC does not provide any subsidy for affordable housing and seeks to deliver affordable housing either through the open market by requiring developers to provide a proportion of affordable housing as a part of a normal development site, rural exception sites or by working with Housing Associations.

There are a number of ways in which Housing Associations can provide housing:

Housing Association Rented

Housing Associations are Registered Social Landlords and have to follow set guidelines on rent levels. They provide secure tenure compared to private rented "long term tenancy".

Shared Ownership

A % of the home is bought with a lump sum or mortgage and the rest is owned by a Housing Association. This allows some equity to be accumulated.

Self Build

This is usually in partnership with a Housing Association who contribute to the cost of materials whilst the future occupant puts in his labour to an agreed financial value.

Discounted Open Market Value

This is where a Housing Association sells outright at a discount that is locked in to any future sale.

Where could Affordable Housing be built?

Infill sites - This would be on privately owned land. It is possible but is unlikely to be affordable.

Council owned land - Sale of any such land to an approved association could also release money for other community projects. It would be likely to meet with some local opposition but has the advantage of the land already being in public ownership.

Rural Exception Sites - Permission can be granted outside the settlement boundary but next to the existing settlement only for affordable housing. All the homes provided must be for people from the surveyed community and there is no right to acquire. This could get PDC support as it matches their planning considerations. This would also be likely to meet with some local opposition.

As part of a housing development - 35% of any new development of 15 or more dwellings must be affordable. Any large-scale development is likely to meet with local opposition.



The Challenge

The village has grown significantly in the last 40 years and it may need to grow again to maintain its vitality. Housing must meet the needs both of the "affordable" nature and of the future population as a whole. Any new building should be "sustainable" in respect to energy, water and waste. It should also "fit" with the essential character of the village as portrayed in the Conservation Area Appraisal in 2002.

Present views can perhaps be summed up by a comment from an individual questionnaire, "a sensible housing policy that would include building but not on a scale that would affect the size and character of the village or impinge on the rural environment."

Our Policies

- To understand and be responsive to the needs of local residents for a mix of housing of all types to suit the wide range of households now and in the future.
- To give priority to the provision of "Affordable Housing" for established locals, known to be in need.
- To resist attempts to impose large-scale development, which would change the character of the community.
- To allow further building consistent with maintaining a viable and vibrant community but not on a scale that would affect the character of the village or have a negative impact on the conservation area characteristics of the built and rural environment.

Our Priorities – What we want



Early fulfilment of "Affordable" needs.

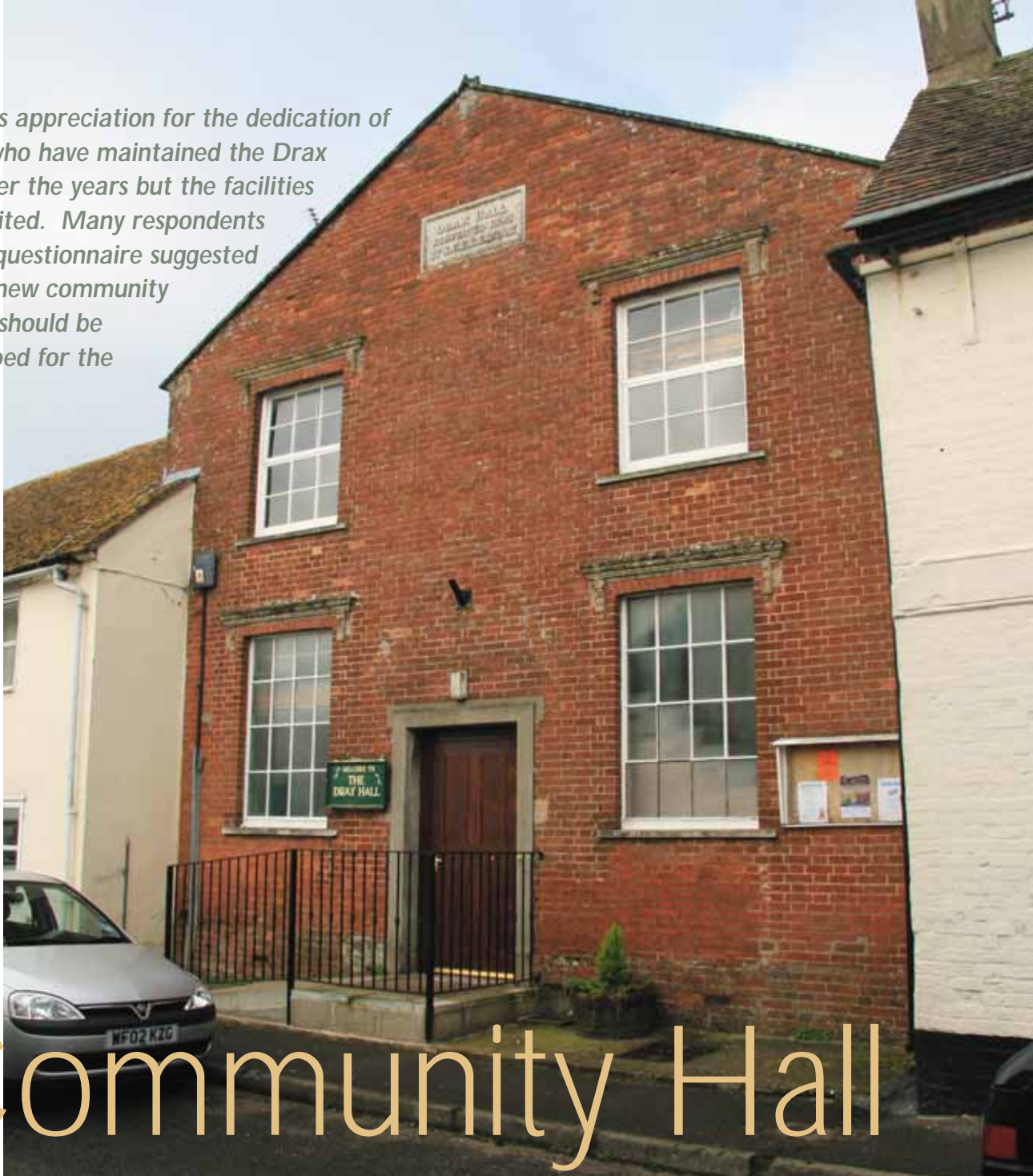


Steady, consistent, clear opposition to "block-buster" development.



Open-mindedness to steady, measured growth in the future, where that is found to be important in maintaining the vitality of the community.

There is appreciation for the dedication of those who have maintained the Drax Hall over the years but the facilities are limited. Many respondents to the questionnaire suggested that a new community centre should be developed for the Parish.



Community Hall

Present Situation

The Drax Hall, originally a Congregational chapel built in 1777, was converted for use as a village hall in 1893. At that time it was one large room. In 1957, a new first floor was added and the ground floor converted to a smaller meeting room, storeroom, kitchen and lavatories. In the 1990s, it was clear that the building needed modernisation to comply with legislation, and, by 2004, to comply with new legislation on disabled access.

The downstairs has now been made "disabled friendly" by the addition of a ramp with balustrade at the front door, and a ramp at the back door, which is also the fire exit. A £5000 lottery grant has enabled the kitchen area to be improved and money was raised in the village for the renovation of the lavatories and the back door ramp. Thanks are due to the Pop in Place

team for their efforts in fundraising. The next phase will be to raise money to make the upstairs accessible. The plan would be to have a stair lift and chair for the disabled in the event of a fire (as proposed by the Fire Officer in 2001).

At present the Drax Hall runs on about £ 4000 per year. It costs, on average, £10 per day to run, with hiring costs of £100 per year for societies to hold a two-hour monthly meeting (i.e. £ 4.00 per hour). For the last 10 years and through excellent work by the Management Committee, the Hall has been able to run on the proceeds of its hirings. Capital needs are met by specific fundraising or by applying for grants.

The Parish Council are the Custodian Trustees, which means they hold the Title to the Hall, but the Management Committee is independent.

Concerning a new Hall

Previous Proposals

In the 1990s, property developers, in conjunction with the landowner, submitted proposals for a substantial housing development on green field sites within the village. The proposal incorporated plans for a new community hall as compensation for the extra houses. The proposals were rejected at a Public Inquiry but the need for a new hall had been identified and many parishioners wanted to pursue the matter. It was also felt that safety issues and the forthcoming disability legislation meant that money would be needed to update the present facilities.

A "New Hall Committee " was formed including some members of the Parish Council and other interested individuals. The committee looked at the current use of the Drax Hall, possible sites within the village and the design of the building. Some forty different user groups in the Parish were consulted in the process.

Six sites were considered. These were;

1. Combining with the Sports Club at the northern end of the village
2. The Allotment site at the Cross
3. A possible land swap with the Fire Station
4. The B.T site in Turberville Road
5. Rye Hill below the school
6. Elder road near to and possibly including, the Scout Hut

After due consideration and consultation the final choice was no.6. It is central to the village, flat ground with easy parking and access. At present this land belongs to PDC but they have indicated they would be interested in the Parish Council adopting it. Flood risk was assessed at the time. Any new hall would have to meet current guidance on raising floor levels to satisfy the planning authority and the Environment Agency that the hall would not be at any unnecessary risk of flooding.

The chairman of the New Hall Committee, is also an architect. He produced a design, which was made available for public viewing. The design was for quite a substantial building as, at the time, it was thought that the Scouts might combine their premises with the new building. The design subsequently proved to be too expensive an idea. No planning permission or new design has so far been sought.

In 2002, it was thought that the sum required would be in the region of £400,000. Some funds would be available from the sale of the Drax Hall. If the Play Park facilities could be included within the site of the new building, the present Play Park site could be sold for low cost housing and the money realised, could contribute towards the cost. Further funding could be secured by user groups, who were in a position to

apply for available grants, such as Healthcare and Disability, Sports Groups, Tourist Development etc. At the time it was thought that lottery funding might be available, and that the parishioners themselves might feasibly raise around £30,000. The design of the building would need to be such as to maximise every opportunity for funding and activities.

Present Considerations

As well as capital costs, plans for funding the running of the hall need to be considered. Local newer halls charge much more than the current rates of the Drax Hall. The Parish would need to make sure that the hall would be well used and supported. The overall costs of building and running a new and more modern facility with car parking that might attract more business, need to be balanced against the cost of updating the present facility.

A project of the magnitude of a new build and land acquisition would need a strongly motivated, highly competent and dedicated management team.

Any long-term development plans for the village need to be considered. Future development could render any new facility inadequate for a larger village. It may be that any new development would include a new hall. The cost of putting a stair lift in the Drax Hall might be a better option in the short term than committing the village to a new hall at this time.

It further needs to be pointed out that other buildings besides the Drax Hall are used for community functions. These include the Royal British Legion hall, the Sports Club, the School, the Church and the Scout Hut.

Previous work done by the New Hall Committee could be revived, if there is a will to do so. It would need the backing of the Parish Council.

Just at present there does not appear to be the drive, focus and unanimity that would be needed to run a successful new hall project. We should, however, keep it under regular review.

Our Policy

- To provide a centre as a focus for community activities now and in the future.

Our Priorities - What we want



The existing village hall, available and accessible for all users.



The opportunity for a new community hall to be kept under regular review.



Law & Order

A recent safety awareness visit by officers to Bere Regis School

By national standards the Parish is law-abiding and peaceful but there are concerns about anti-social behaviour and the lack of a visible police presence.

Present Situation

Dorset is a comparatively low crime area, and Bere Regis is not a "hot spot". Recent records reveal 8 domestic burglaries in 12 months, but a total of over 90 matters recorded as crimes.

Our parish is in the Dorset Police Eastern Division. The HQ is at Ferndown but the parish is covered by officers at Wareham. Calls to the police go via a central number - 999 - in an emergency or 01202 22 22 22 for non-emergency. Bere Regis is part of a Beat Officer scheme but the post has recently been not filled. The beat includes all the villages from Bere Regis to Lulworth and is in addition to normal duties. There are routine visits by the Community Police Unit.

A number of people in the village are part of the Home Watch scheme. This is an operation run by the police through volunteers in the community whereby information is given out by the police when it is suspected that the area may be targeted by law-breakers.




Issues around law and order were not universally commented on in the questionnaire. Different areas and different age groups of the village seemed to have different perceptions of the situation. Some commented on the village giving them a feeling of security while others commented on bad behaviour and vandalism - Elder Road & youth facilities, Central Car Park, North Street.

It seems unlikely that we will be able to have a more visible police presence in the village as any changes in policing are likely to concentrate on urban areas.

Our Policy

- To work with all relevant agencies to encourage and maintain a sense of security for all residents.

Our Priorities - What we want

-  Alertness and awareness of potential trouble
-  Improvement to areas in the village that are a focus for bad behaviour
-  Active support for crime prevention measures



We are concerned at the lack of user-friendly public transport, especially to other transport links and to Wareham where our Purbeck Council Offices are situated. The current service does not encourage any reduction in car use

Present Situation

The only daily bus service available for general use in Bere Regis is the Wilts and Dorset service 187, 188 & 189. This does not run on Sundays or Public Holidays.

Damory Coaches runs 2 services each way to Blandford on Thursdays only.

The Wareham Home Hopper operates a bookable door-to-door service on Thursdays only, allowing one and a half hours in Wareham. This service is specifically for the elderly and those with mobility problems. There is no regular bus service to Wareham.

There are two other services for educational transport available to the general public namely the Linkrider Coach from West Lulworth to Poole Grammar School, and the X55 service between Weymouth and Bournemouth University. Both of these offer one service each way on week days in term time only.

Bere Regis residents, without cars, are largely reliant on other family members or friends for transport. There is no public transport link to either of our local railway stations and no services in the evenings or on Sundays. Although PDC has made generous concessionary schemes available for pensioners and some other groups they are of very little help without suitable transport being available at convenient times. The lack of any form of bus shelter is seen by many as yet another disincentive to use public transport.

There are two current county schemes in operation which have not yet become available in Bere Regis:

1. Door to Dorset – a flexible service available to anyone who registers. Those registered can request a journey up to an hour before travel and regular passengers can book journeys up to two weeks in advance.
2. Dorset Country Car Scheme – a scheme supported by DCC to provide transport for essential journeys for those without their own transport and who are unable to use public transport. This would require a volunteer to take on the position of local organiser.



Public Transport

From the questionnaire responses, the major request was for more bus services and within that, the **destination most requested was Wareham**.

The other request that stood out was for a **bus shelter** or shelters and **particularly for the school children**.

Our Policy

- To work closely with DCC under Central Government Policy to achieve better public transport, which is more responsive to local needs, especially for those without their own vehicles.
- To promote an improved public transport service in order to reduce pollution and save energy.

Our Priorities - What we want

- Existing services retained and improved.
- Bere Regis linked to the Door To Dorset service at the earliest opportunity.
- Additional public transport use encouraged.
- Improvement to bus stops and shelters.
- The possibilities for volunteer opportunities explored.





EMPLOYMENT

There is a strong feeling that local jobs are important to the character and people of the parish.

The Present Situation

Like many rural parishes, Bere Regis was, for most of its history, a largely self-sustaining economy based around farming and allied industries. With the decline in agriculture and the increase in social mobility many of the local working population now travel to work outside of the parish.

Vitacress is the largest remaining agricultural employer (watercress). There are concerns about its future as expansion plans understood to be important to its continued presence are not currently receiving the go-ahead.

Within the parish there are a number of self-employed people, mainly in building and service trades, but the opportunities for employment are very limited. Those that exist are mainly in the service/care sector, and often these jobs are part-time.

In an earlier phase of development in the village, a number of Business Units were included but these have not generally been utilised to provide significant local employment.



There are four potential markets for a Bere Regis based business:

1. **Local village market**
(served by shops, pubs, Post Office)
2. **Surrounding area market**
(served by specialists e.g. Bartletts, Shell Station)
3. **Transient/ tourist market**
(served by both of the above & accommodation)
4. **National market**
(served by farms, cress beds, holiday accommodation and internet based e-commerce).

Opportunities for job-creation suggested by the questionnaires and subsequent discussions are:

- o Better use could be made of Townsend Industrial Estate
- o The provision of better facilities for transient tourists
- o The development of e-commerce
- o Building on the Rural Crafts skills & knowledge base
- o Encouragement of specialist suppliers serving the wider area.

However, the Parish does not have the resources to create inward investment and has few powers to do so.





The Opportunity

Without more local employment, the village will tend increasingly towards retirement homes and dormitory housing for nearby towns.

However, for any potential business to locate here, it would need to believe that it could tap a sufficient

First, we need to build an informed vision of how Bere Regis could develop economically, how it could be part of the overall strategy for employment in Purbeck, and then to develop possible options.

Help is available from DCC Creative Industries Task Group. This links with planning development, recognising that land is needed for workplace and small business development as well as for housing, to sustain local work.

A new specialist development service for creative and cultural businesses will soon be available. This service – Creative Dorset – will manage a programme of specialist advice, information and guidance, networking and showcasing opportunities. The aim is to have a more positive impact on the economy and communities of the County. (Contact, p.a.pryor@dorsetcc.gov.uk).



customer base; gain from moving to this location; gain from lower set-up and running costs, grants, and so forth. With the immediate local population likely to be relatively static, any new business setting up would have to have their market already established elsewhere with a customer base prepared to travel or to operate on mail order, these days including the internet.

That is clearly challenging. But the opportunity is worth going for because questionnaire responses indicated local people would like jobs locally; because of the unpleasantness & cost of commuting on increasingly congested roads and because there would be spin off to existing local businesses, the shops & pubs for example.

Our Policy

- **To sustain existing economic activity within the parish and to facilitate new business start-ups appropriate to the parish character.**

Our Priorities - What we want



The establishment of a working group of committed and knowledgeable people within the Parish to raise the importance of economic activity and to examine ways to implement the policy.

TOURISM

Bere Regis is a Gateway to the Purbecks and is situated in a good geographical location but there is concern that the village does not always present a good impression to visitors and a feeling that better tourist facilities could be a boost to local employment.

The Present Situation

Within the parish there is a caravan and camp site, holiday lets and B&Bs. There are also shops, pubs, a Post Office and service station. The village has a renowned church which attracts many visitors, and the "Hardy connection" draws others to the area. There is an excellent network of footpaths around the village including two long-distance paths.

There are three types of tourism, which Bere Regis could attract:

1. **Destination Tourism** - that is tourism by those who choose to come to the village for its own sake. This is unlikely to be a major source of tourism in Bere Regis other than family visits or Hardy enthusiasts.
2. **Locality Tourism** - that is tourism by those using the village as a holiday centre to visit both local area and county attractions. This sort of tourism is valuable to the village in revenue and employment terms but is limited by the availability of accommodation.

3. **Transient Tourism** - that is visits by those passing through and stopping in the village. This is a form of tourism that probably has the potential to be of the greatest economic value to the village.



Despite its tourist potential there are a number of factors, which are impeding tourist development:

1. It is not seen as a "destination" place in general tourist information
2. There is poor signage, which does not "invite" passing motorists to stop in the village
3. There are other nearby towns and destinations (e.g. Wareham and Monkey World), which are seen as more attractive and are more heavily promoted
4. Within the village there is an unattractive car park, no toilet facilities and poor signage
5. Apart from the church, there is no information available to visitors about the village
6. There is limited accommodation.

The holiday accommodation that we do have proves very popular with those that use it, with many of them paying return visits. They find the central location of the village convenient for exploring the area. With the increasing interest in the Jurassic Coast and the Olympic events in 2012, there is scope for attracting more visitors to the village. Some of the measures needed to attain this end could be achieved for relatively low cost within the village but others require an entrepreneurial input and a sustained and focussed effort to promote the village.

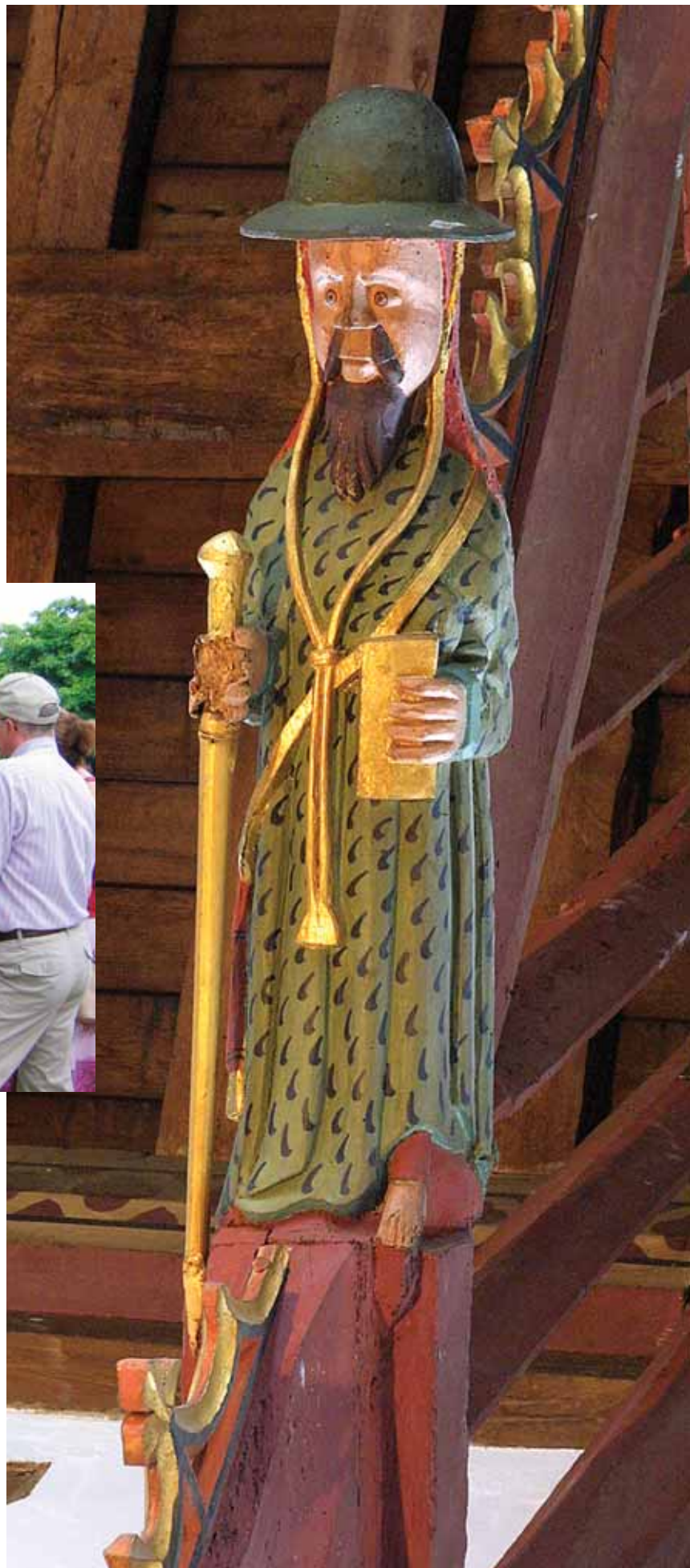


Questionnaire and public consultation responses suggested the potential for some form of architecturally fitting travel lodge or motel, close to the Shell service station. This might well provide local job opportunities.

The Opportunity

Tourism is one way in which the economy of the Parish can be supported, through revenue for existing businesses and through job creation opportunities.




We do not suggest that Bere Regis be turned into a tourist mecca but that steady, measured, cost effective steps should be taken to enable what is at present probably a missed opportunity to be captured.



Our Policy

- To create a welcoming environment and to promote measured development of tourism.

Our Priorities - What we want

-  Improved basic amenities and more made of existing attractions.
-  Effective distribution of information about the village.
-  Entrepreneurial development of accommodation and amenities in keeping with the nature of the Parish.

Making it Happen -



The thinking behind Parish Plans - of devolving responsibility for them to the Parishioners themselves - has in this case produced a very clear agenda of what people want to happen in Bere Regis. The planning exercise has delivered a clear and coherent set of Policies and has responded to Parishioners' prioritised needs with extensive action plans.

The Parish Council will have the primary responsibility for taking forward the Plan as a whole.

There will need to be leadership, decisions on what gets undertaken first, how responsibility for the tasks will be organised, how implementation teams will be formed, projects developed and resources obtained. There will need to be a budgeting process and a monitoring process to ensure coordination where necessary and to measure achievement. There will need to be a communication programme that keeps the Parishioners informed of progress.

Chairman of the
Parish Council,
Jim Parsons

Leadership & Direction

As a first step, the Parish Council Chairman & Vice-Chairman have reviewed the action items and sought to match individual Councillors with particular skills, experience or passion to head up, and be responsible for groups of related items. A chart of responsibilities and participation has been drawn up and adopted by the Parish Council. Progress on the topic areas will be reviewed on a 2 monthly basis.

Whilst the leadership & direction for implementation needs to come from

the Parish Council, its members are volunteers who are unlikely to have sufficient time and may not have the skills and expertise to do the work necessary. Project based implementation teams will be required, sometimes just a couple of people, sometimes a significant group.

People Resources

There are people in the Parish who will be willing to get involved with projects 'close to their hearts'; there is expertise that can be tapped through Parishioners working in relevant organisations; local businesses should be prepared to help where their interests are at stake.

In some cases this may be sufficient. In other cases, we will need to look to PDC and DCC for devolved resource and expertise. It is greatly to be hoped that in this Parish Plan, those authorities will see massive areas of overlap with their own community development strategies, and thus appreciate the scope for achieving common goals in partnership.

Funding

Much of what is proposed has relatively low initial cost and a degree of voluntary involvement. It is possible to get much of the agenda under way without big up-front costs.

As individual projects take shape and become structured and costed, there are various potential sources of funding.

- from district and county budget allocations for community projects
- from conservation and heritage bodies



Implementation



- national lottery funding might be appropriate
- we would approach possible sponsors (as for roundabouts)
- we would approach local businesses if there was clear advantage to be gained by them

There are some seriously costly items (a traffic study for example), which would only be able to happen if we got agreement from D.C.C. and the Highways Agency.

There are other plans (e.g. improved village maintenance) which will mean we have to seek a better deal out of the budgets of D.C.C. and P.D.C.

- that is why the plan speaks of looking for win-win approaches – working with D.C.C. / P.D.C. to get more efficient use of whatever can be allocated to Bere Regis.

And it is likely that there will be some instances where the only way to get an improvement is to find some money from the Parish precept. Then, as now, choices will have to be made – stop doing something else, or increase the precept.

Ongoing Public Support

By means of this planning exercise, a start has been made in building public involvement and support for the process of local government. This is a fragile green shoot. If it is nurtured, a virtuous circle can develop whereby interest and confidence grow and public involvement is increasingly volunteered.

Two elements are vital for success:

- **delivering objectives**
- **communicating both support & progress**

Commitment to both these elements will be needed from all 3 Councils.

Appendices



dorsetforyou.com

You are here: <http://www.dorsetforyou.com/index.jsp?articleid=324101>

Bere Regis

2001 census parish profile

Population

Category	Bere Regis	Purbeck	Dorset
All people	1,797	44,420	390,980
% aged 0-15 years	18.40	18.30	17.86
% aged 16-64 years	63.00	60.00	58.75
% aged 65+	18.60	21.80	23.39
% living in a communal establishment	0.00	2.00	2.78

Dwellings/Households

Category	Bere Regis	Purbeck	Dorset
All dwellings	796	20,625	178,065
% second homes	2.40	5.40	2.77
Household spaces with residents	773	18,804	167,998

Tenure

Category	Bere Regis	Purbeck	Dorset
% owner-occupied	62.60	73.40	76.28
% rented council / housing association	21.00	11.80	12.10
% other tenure	16.40	14.80	11.61

Car ownership

Category	Bere Regis	Purbeck	Dorset
% of households with no car	11.90	15.60	16.96

Household composition

Category	Bere Regis	Purbeck	Dorset
% pensioner households	25.50	31.40	33.41
% couple households	45.90	46.30	44.73
% lone parent household	3.10	7.10	6.76

Economic activity

Category	Bere Regis	Purbeck	Dorset
All people aged 16-74	1,345	31,637	275,193
% of 16-74 years employed	64.00	62.40	60.82
% of 16-74 years unemployed	2.10	1.90	2.03
% of 16-74 years inactive	32.40	33.60	35.13

Qualifications

Category	Bere Regis	Purbeck	Dorset
% of 16-74 years no/level 1 qualifications	52.40	27.40	26.18

Occupation

Category	Bere Regis	Purbeck	Dorset
% of workforce: managerial and professional occupations	26.20	25.10	26.06
% of workforce: intermediate occupations	7.50	8.60	8.75
% of workforce: small employers and own-account workers	11.70	9.90	10.03
% of workforce: lower supervisory and technical occupations	7.00	8.20	7.22
% of workforce: semi-routine and routine occupations	21.00	20.90	19.50

Health

Category	Bere Regis	Purbeck	Dorset
% of all people with a limiting long-term illness	17.10	18.60	19.20
% of all people whose health was good	67.60	68.30	68.10
% of all people providing unpaid care	11.60	10.90	10.79

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Overall house prices, DCC Dorset July-Sept 1997-2005

This table shows the overall house prices for Dorset (excluding Poole and Bournemouth)

Year	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flats/mais	Sales	Overall Average	Total Sales
2005	£313,517	907	£208,764	475	£177,645	622	£148,804	400	£230,257	2,404
2004	£311,586	1,278	£204,661	574	£170,239	710	£150,962	469	£233,372	3,031
2003	£269,903	1,206	£172,701	539	£150,147	696	£134,658	429	£202,390	2,870
2002	£250,635	1,389	£150,116	614	£125,717	847	£113,799	498	£180,244	3,348
2001	£206,419	1,450	£124,648	654	£101,259	841	£90,204	530	£147,854	3,475
2000	£189,335	1,151	£112,486	517	£91,886	595	£74,845	326	£137,177	2,589
1999	£153,448	1,690	£91,387	675	£74,822	850	£67,766	497	£112,686	3,712
1998	£138,947	1,241	£80,303	606	£67,632	725	£55,695	409	£98,258	2,981
1997	£121,959	1,481	£71,356	593	£61,864	779	£50,531	392	£89,656	3,245

Source: Land Registry



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House prices by district 2005 (quarters)

House price data from the Land Registry

House Prices, October-December 2005

average price and volume of sales by district

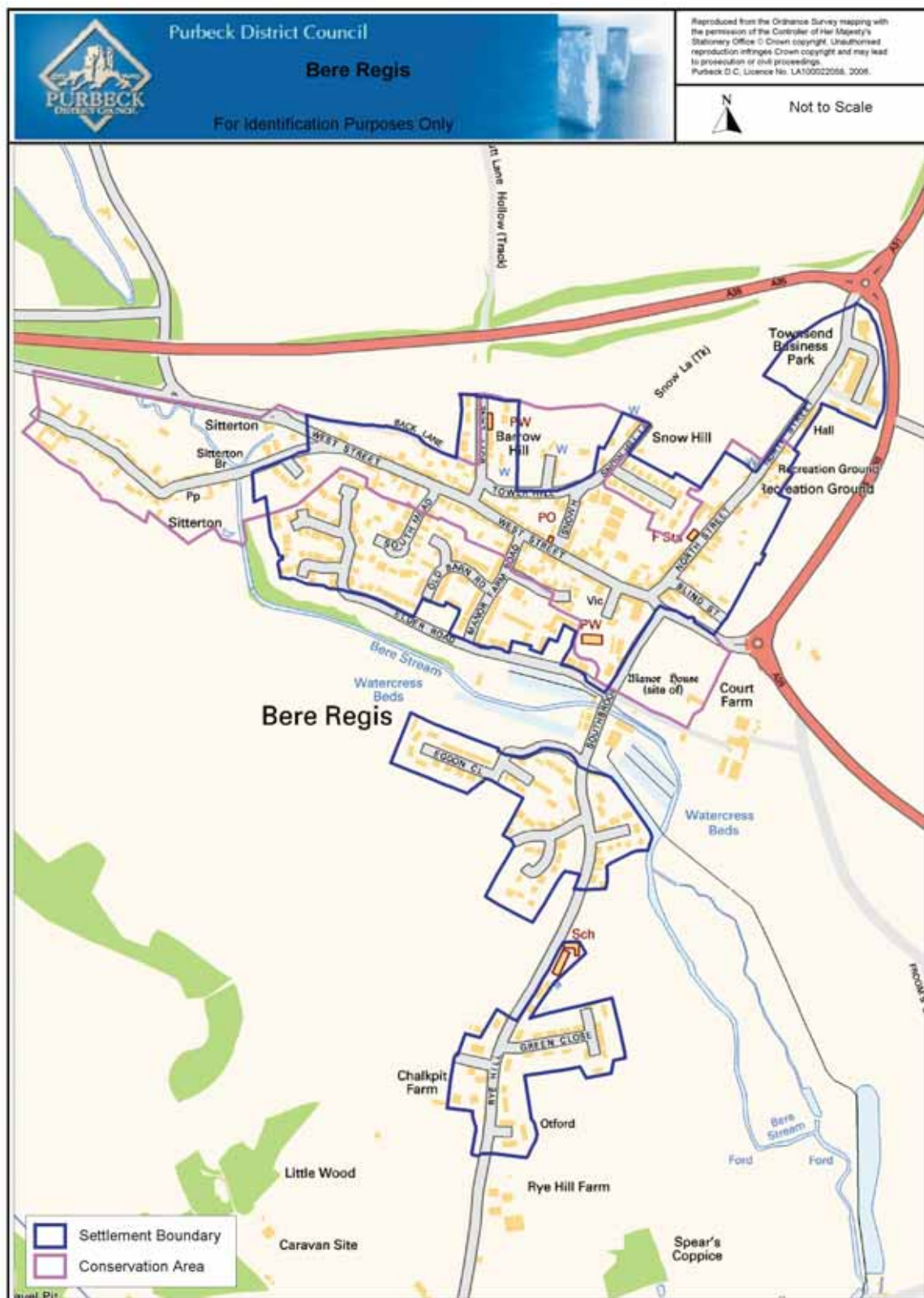
Area	Detached	Sales	Semi-det	Sales	Terraced	Sales	Flats/mais	Sales
Christchurch	£294,913	127	£212,773	58	£198,835	55	£170,501	71
East Dorset	£307,858	278	£204,990	79	£189,455	82	£166,645	45
North Dorset	£293,258	155	£195,300	89	£161,745	144	£123,936	54
Purbeck	£316,049	97	£212,392	35	£186,724	68	£165,676	59
West Dorset	£323,355	225	£229,270	156	£191,425	194	£149,988	85
Weymouth & Portland	£273,430	79	£193,925	77	£167,760	178	£153,590	122

Source: Land Registry

BERE REGIS VILLAGE CONSERVATION AREA
& SETTLEMENT BOUNDARY

An appraisal of the Bere Regis Conservation Area was prepared by Purbeck District Council in partnership with Bere Regis Parish Council in 2001-2002 and adopted by Purbeck District Council as supplementary planning guidance at a meeting on 16th July 2002.

The map below shows the limits of both the Conservation Area and the Settlement Boundary in the vicinity of the village of Bere Regis.





March 2007

