

SE2 Consultation Statement

Summary of events:

Parish Council agrees to proceed with NP	November 2011	
Advert placed in Parish Magazine for volunteers	December 2011	
Pre-Steering Group meeting	January 2012	
Village Forum	February 2012	
Community Engagement Plan considered	May 2012	
Housing Needs Survey to all households in the Parish	May 2012	
First Questionnaire drawn up	June 2012	Appendix A
Diamond Jubilee - display including Core Strategy	June 2012	
Results of Housing Needs Survey received	August 2012	
Household questionnaire to all households in the Parish	October 2012	Appendix B
Village Meeting to establish working parties	October 2012	Appendix C
Village Forum	October 2013	
Draft NP to selected residents	December 2013	
Consultation briefing events	September 2014	
Household questionnaire to all households in the Parish	November 2014	Appendix D
Village Forum	November 2014	
Respond to survey results	January 2015	Appendix E
Village Hall survey	July/August 2016	
Village Forum	March 2017	
Village Forum	November 2017	Appendix F

In addition to the community consultations listed above, the Parish Council Steering Group, consisting of members of the Parish Council, met monthly and the Joint Steering Group, consisting of the PC Steering Group and officers of Purbeck District Council, met every two months.

Public Consultation

The initial consultation took the form of a very basic questionnaire in June 2012 asking parishioners very broadly what type of development they would like to see, what type of housing and which sectors of the community the housing should be aimed at. The questionnaire was available on the web site, from the Post Office, local shop and at the Jubilee Celebrations. It quickly became evident that many residents were unaware of the existence of the Purbeck Local Plan or that Bere Regis had been allocated a number of houses within the Plan.

55 questionnaires were returned. A copy of the questionnaire and a breakdown of the responses is included within **Appendix A** below.

It was apparent that parishioners needed more detailed information before they could answer a questionnaire knowledgeably.

In September 2012 a more detailed questionnaire (**Appendix B**) was delivered to every household in the parish, accompanied by a Frequently Asked Questions paper explaining the Local Plan, what a Neighbourhood Plan is, the Core Strategy and the requirement for housing in the parish. The covering letter also included a request for volunteers to help with the Plan. 11 people responded and their names are recorded in **Appendix C**. The volunteers were divided into groups covering Parish Facilities, Housing, Commercial & Transport, with each group being headed by a Parish Councillor.

A public presentation followed in October 2012 giving further information about Neighbourhood Plans and how they fitted in with National and District Policy. 60 people attended the presentation, given in part by Purbeck District Council in conjunction with the Parish Council.

207 questionnaires were returned and, on the 8th December 2012, a public presentation was given to show parishioners the results.

Throughout 2013, the groups worked on their section of the Plan which was then drawn together as a draft towards the end of the year. On the 26th October 2013, a public meeting was held at which parishioners were brought up to date with the work of the Neighbourhood Plan groups. 50 people attended this meeting.

Work continued throughout 2014 with the draft plan having been sent to Purbeck District Council early in the year, resulting in the formation of a joint Steering Group, consisting of members of PDC and the Parish Council in May 2014.

In September 2014, two information sessions were held; one on Saturday 20th to which 20 people turned up, and one on Tuesday 23rd to which 37 people turned up. Three main areas of concern were highlighted:

- Any development on exiting onto Rye Hill will add to an existing and dangerous busy road
- Clarification of ownership and likely use of the old school site
- The village desperately needs a modern village hall.

In November 2014, a further questionnaire and proposals map was delivered to every household in the parish. **Appendix D**. This was quickly followed up by a public meeting on the 22nd November 2014, attended by 50 parishioners. Concerns raised were:

- Potential use of the old school site
- Issues associated with infra-structure, West Street is becoming more and more congested
- Lack of parking in the village for existing houses, not enough room for more vehicles from additional housing
- Need to provide more housing for the elderly as well as the young.

325 individuals responded, representing 181 households. A list of the comments is set out in **Appendix E**.

On 26th January 2015, a letter was delivered to every household in the parish responding to all the issues raised by the questionnaire and included a full set of the results. These can be found in **Appendix E**. For those who raised detailed queries, individually letters were sent and a parish councillor visited the parishioner to explain personally the response.

Throughout 2015, the Joint Steering Group continued to meet to develop the policies and to try to engage with the relevant landowners.

A Village Forum was held on 23rd April 2016, attended by 35 parishioners, at which the Neighbourhood Plan was raised and those present brought up to date with events. Concerns raised were:

- Location of the proposed new village hall
- Traffic congestion along West Street
- Where would the proposed houses be located if the Drax Estate did not talk to the Parish Council.

Throughout 2016 and into 2017, the Joint Steering Group continued to work on refining the Plan Policies and making contact with the local landowners.

On 25th March 2017, a further public meeting was held, attended by 55 parishioners, which included an update on the Plan.

On 11th November 2017, a public consultation was held. The presentation given can be found in **Appendix F**.

Appendix A



QUESTIONNAIRE – June 2012

To be completed by residents of the parish and visitors – all your views are welcomed!

1. Purbeck District Council has identified a need for 50 new residential properties to be built in the village of Bere Regis before 2026. Do you think this number is;

- | | |
|------------------|--------------------------|
| Too few | <input type="checkbox"/> |
| Just right | <input type="checkbox"/> |
| Too many | <input type="checkbox"/> |

2. Do you think that housing should be provided as;

- | | |
|--|--------------------------|
| One large site | <input type="checkbox"/> |
| 2 or 3 medium sized developments | <input type="checkbox"/> |
| Small developments wherever they will fit in the village | <input type="checkbox"/> |

3. From your experience and knowledge of the community, which sectors have a need for more housing in the village? (Tick all that apply)

- | | |
|---|--------------------------|
| Young people and singles | <input type="checkbox"/> |
| Family groups | <input type="checkbox"/> |
| Retired people moving to smaller units | <input type="checkbox"/> |
| Older people in need of warden assisted type accommodation... | <input type="checkbox"/> |

4. Purbeck District Council recommends that 40% of new housing should be 'affordable', so that it will be available for rent or as shared ownership through Housing Associations. Do you think that in Bere Regis there should be;

- | | |
|--|--------------------------|
| A greater proportion of affordable homes | <input type="checkbox"/> |
| The ratio is just right | <input type="checkbox"/> |
| A smaller proportion of affordable homes | <input type="checkbox"/> |

5. Do you think the parish needs additional support from local and central government for new and existing shops and businesses in the area?

- | | |
|-----------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |

Appendix A

5a. If so, what assistance do you think could be provided? You may wish to see better signs, faster broadband, better website for the village etc.

.....

5b. What types of new shops and businesses would you like to see, or what facilities might be encouraged locally in order to reduce the need for travel to other towns?

.....

6. Land opposite the Shell Garage has been zoned for commercial use in the Core Strategy. In your opinion should this land;

Be kept in agricultural use []

Provide small offices and workshops with some retail activity []

Be offered for Travelodge type accommodation []

Other (please
specify).....

7. Would you support the provision of facilities for youths, such as (Tick all that apply);

An indoor meeting place []

Skate park []

Outdoor training / exercise equipment []

Other (please
specify).....

8. Would you like to see more tourist facilities throughout the parish?

Yes []

No []

8a. If yes, what facilities would you support? (Tick all that apply);

Information boards in the village []

More footpaths and bridleways []

More camping and caravan sites []

Picnic areas []

Way-marked walking and/or cycling routes []

Shops / workshops / studios selling to the public []

Information boards on interesting sites in the parish []

Other (please
specify).....

Appendix A

9. The village benefits from several meeting places including the Drax Hall, sports club, scout hut, school and pubs. Do you feel there is need for a new village hall to be provided?

Yes []

No []

9a. If so, what facilities do you feel would be important in a new village hall? (Tick all that apply)

Good parking []

Suitable for showing films on a regular basis []

Good sound system []

Good kitchen facilities for large events []

Suitable for discos and dances []

Modern stage with changing rooms and full lighting system ... []

Able to accommodate indoor sports such as badminton and bowls []

Sufficient size for audiences of 100 or more people []

Full disabled facilities such as access, parking, toilets, hearing loop etc. []

Other (please
specify).....

Thank you for completing this questionnaire. Further information on the Neighbourhood Plan can be obtained from the Parish Clerk – Amanda Crocker 01929 472327

Provision of your name and e-mail address is not obligatory. However, this will allow us to keep you updated on developments with the plan and allow you more chances to comment;

Name;

E-mail;

Other comments / feedback;

.....

.....

.....

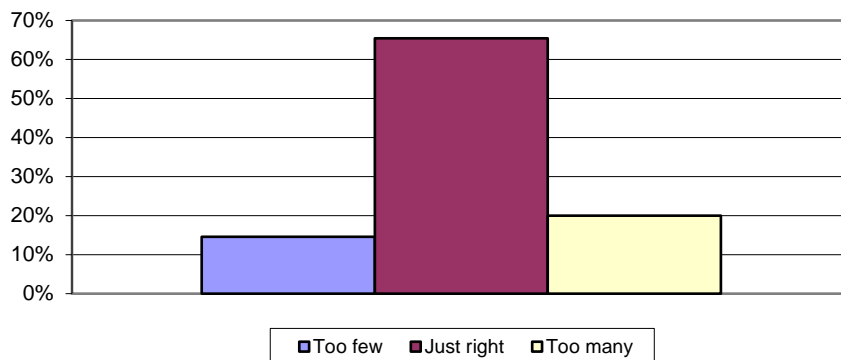
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Please return to your completed questionnaire to collecting boxes in shops and pubs around the village; to any Parish Councillor, or; to Amanda Crocker at Rye Hill Farm, Rye Hill, Bere Regis

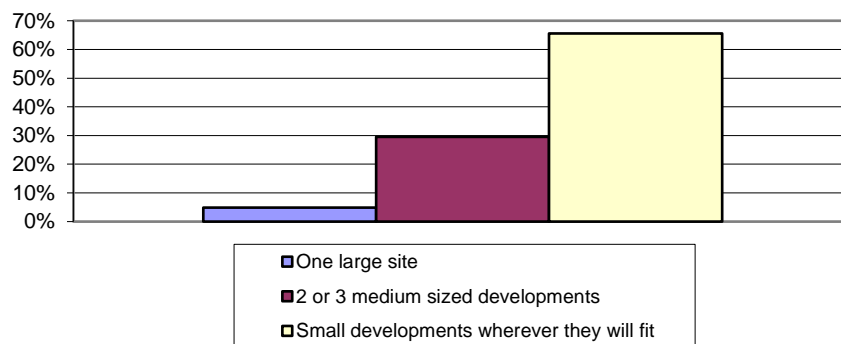
Appendix A

Responses to Questionnaire

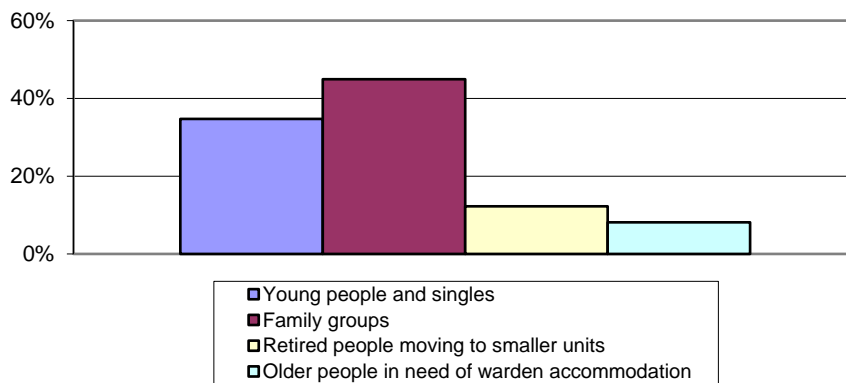
Q1 - 50 New Properties



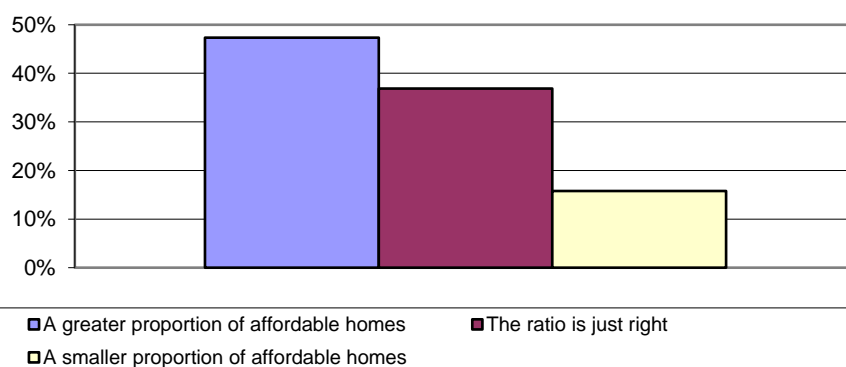
Q2 - Housing should be provided as:



Q3 - Which sectors have a need

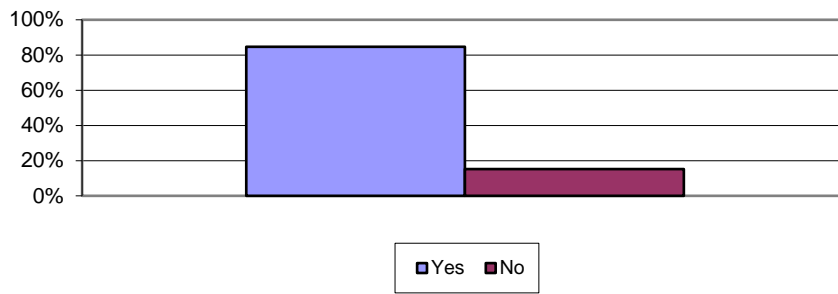


Q4 - Affordable housing, should there be a:

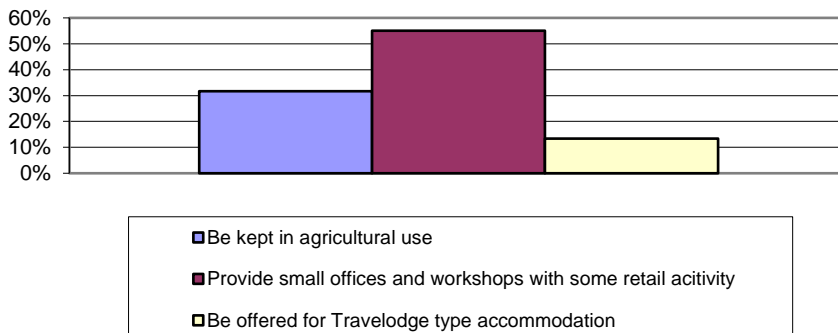


Appendix A

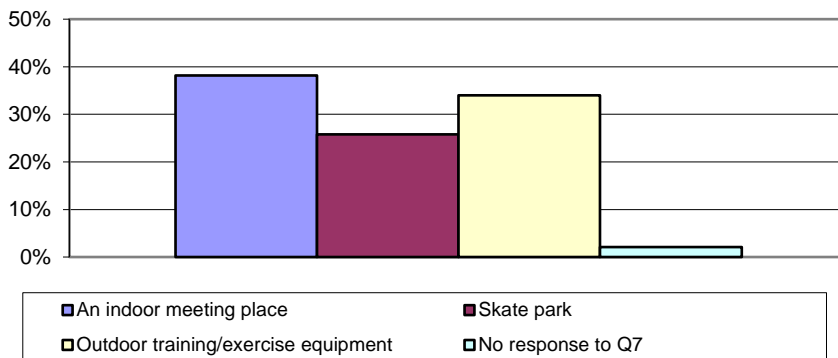
Q5 - Does the parish need additional support from government



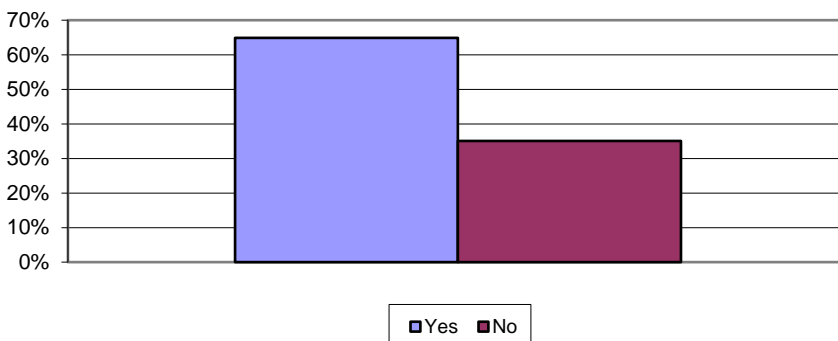
Q6 - Land opposite the Shell garage should be:



Q7 - Facilities for the youth of the village

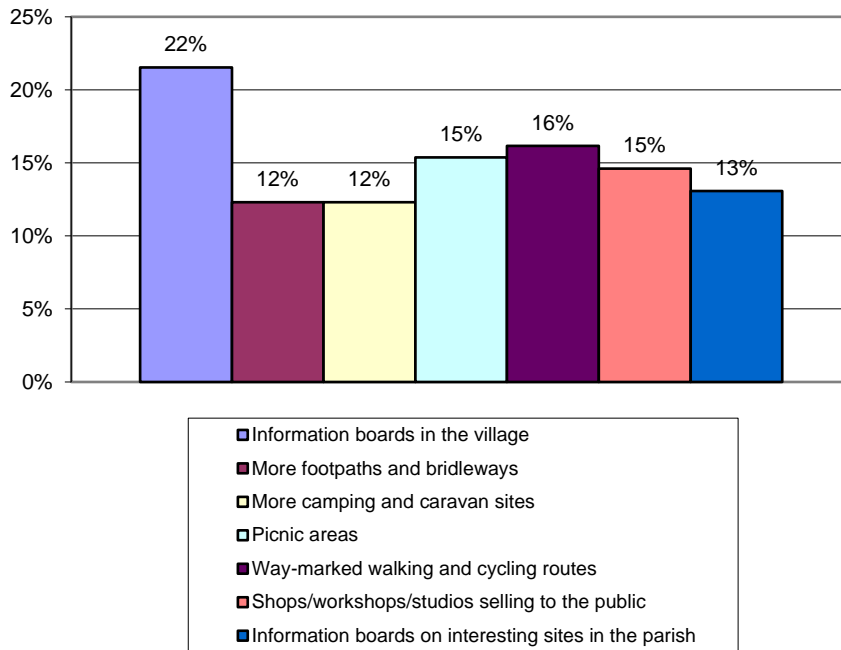


Q8 - More tourist facilities

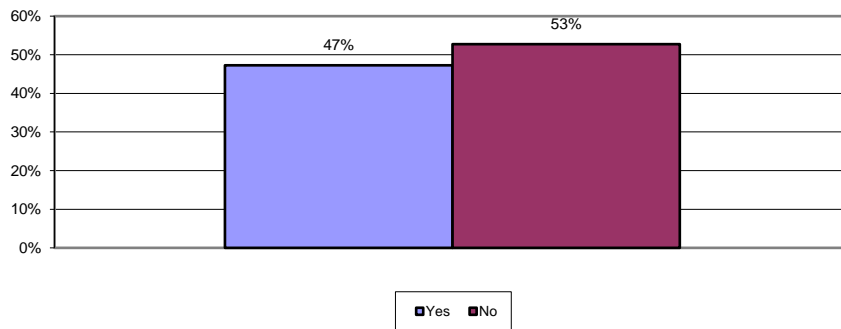


Appendix A

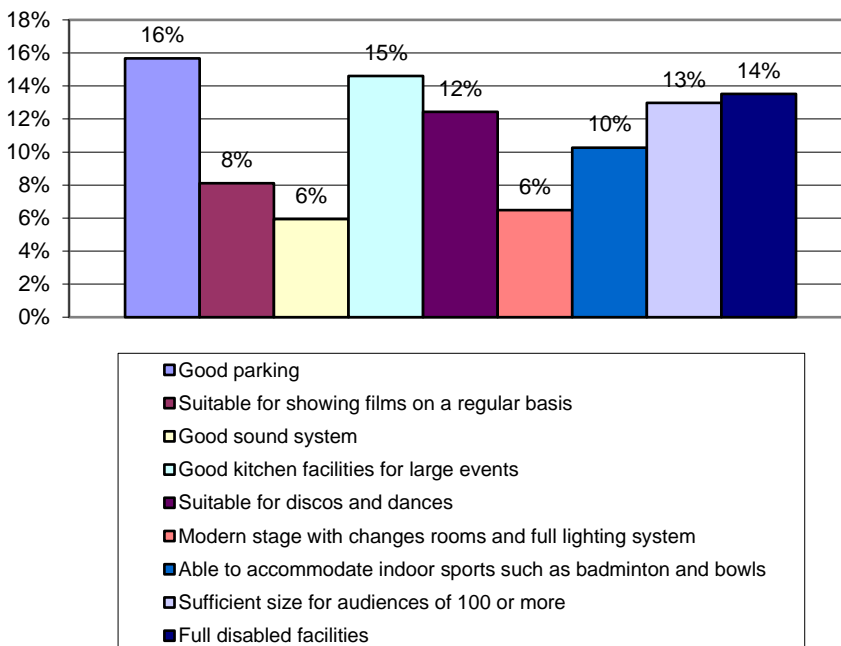
Q8 - Tourist options breakdown



Q9 - New village hall



Q9 - Village hall options breakdown



Appendix B



BERE REGIS Parish Council

Clerk: Mrs A Crocker, Rye Hill Farm, Rye Hill, Bere Regis, Wareham BH20 7LP
Tel: (01929) 472327 E-mail: bereregispc@gmail.com

Dear Resident

NEIGHBOURHOOD PLAN

Please find enclosed a new questionnaire for you to complete. This is similar to the original one that some of you kindly completed in May but, as a result of queries raised by parishioners, questions relating to the proposed new school site and traffic issues on Rye Hill have now been added. The questionnaire can be completed on line at www.bereregisparishcouncil.co.uk and we would prefer you to use the on line version if you have internet access as this will reduce our administrative load considerably.

A list of "Frequently Asked Questions" is enclosed to give some background to the questions and explain why your opinion is important. A map of the village identifying the key features referred to in the Questionnaire and in the FAQs is also included. You may find it useful to refer to these as you complete the questionnaire. All responses will be held in strict confidence and will be analysed by an independent assessor who has no connection with the village. However, you are asked to include your name and address in order that we may ensure there is no duplication of information and so that we can contact you about future consultations.

The Parish Council believes that the Neighbourhood Plan will become an important document that will affect the whole community. This is your chance to make a contribution to it, to express your views and to have a say in how our parish should develop. If you completed the first questionnaire please still take the time to complete this one as well.

If you would be interested in joining one or more of our working parties please complete the form on the reverse of this letter and return it to any member of the Parish Council or to the Clerk by 6th October 2012. As a member of a Neighbourhood Plan working party you will be required to undergo training provided by Purbeck District Council. You must remain impartial and be prepared to represent the views of other villagers even though they may conflict with your own views. Parishioners of all ages are welcome to join!

When the results of the questionnaires have been analysed the working parties will prepare a draft plan based on the views expressed. We will also hold a number of public meetings where the findings can be discussed. After scrutiny by an Independent Assessor, the draft plan will be put to a referendum of the whole parish.

Please return your completed Questionnaire to one of the boxes provided in the Post Office or the Surgery or hand it back to a member of the Parish Council or to the Clerk by Friday 19th October. If you have any queries please contact Amanda Crocker Clerk to the Parish Council on 01929 472327

Yours faithfully,

Ian Ventham
Chairman, Bere Regis Parish Council

Appendix B

PLEASE RETURN THIS SLIP BY 6TH OCTOBER 2012 TO:

The Parish Clerk, Rye Hill Farm, Rye Hill, Bere Regis, BH20 7LP

I would like to be a member of a Neighbourhood Plan working party

Name:.....

Address:

.....

.....

E-mail:

Telephone:



Frequently Asked Questions SEPTEMBER 2012

Overview

1. What is the Neighbourhood Plan?

The Government has adopted a new approach to the way in which local communities can decide how their area should be developed in the future. This is called Localism and it encourages Parish Councils to develop a Neighbourhood Plan. Such Plans will guide councils when making important decisions about our community and facilities. The plan can guide development, make our needs for more affordable and market housing known and indicate where houses should be built. The plan can also make provision for appropriate educational, leisure, recreational and tourist based facilities to be provided.

The needs of the parish will be assessed by distributing questionnaires to every household in the parish, holding a series of public meetings and then considering the results. After due consultation, a draft plan will be circulated to everyone in the parish. The plan then has to be approved by Purbeck District Council and by central government via an independent inspector. Once those bodies are happy with the plan, it will be put to a referendum of the parish. It must achieve a 50% majority of the voters to be adopted. The Neighbourhood Plan will then be accepted as a legally binding document and must be considered by District and County Councils when any planning application is submitted. It is essential that the Neighbourhood Plan is in accordance with the District Council's Core Strategy.

2. What is the Purbeck Core Strategy and will it affect me?

The Core Strategy has been prepared by Purbeck District Council with assistance from town and parish councils after extensive consultation with all residents of the Purbecks, including all the residents of Bere Regis. Our parish was consulted two years ago regarding where housing and commercial development was needed, and the amount of development that should be allowed. The consultation also considered protection for areas of the natural environment.

3. If we have the Core Strategy and a parish plan, why do we need a Neighbourhood Plan?

The Neighbourhood Plan will define where development can take place and may require developers to provide additional works that are beneficial to the community. For example, it might protect space for a southern by-pass around the village, or space for a new village hall and other facilities that we would like to see available in the parish. It could also define any areas of land we would like to protect against future development. The Neighbourhood Plan has some considerable weight in law, unlike the Parish Plan, developed some 6 years ago, which was more of a wish list

4. Where can I see the Core Strategy?

The document is available on-line at www.dorsetforyou.com/purbeck_consultation or can be inspected at the council offices, Westport House, Worgret Road, Wareham; Monday-Thursday 8:45am – 4.45pm, and Friday 8:45am – 4:15pm.

5. What does the Core Strategy say about development in Bere Regis?

The strategy states that 50 houses should be built in Bere Regis before 2026, together with the development of land by the Shell Garage for commercial uses, which will be accessed from the A31/35 junction. The strategy also mentions a possible need for a "larger health centre, employment site, community meeting space and the

Appendix B

opportunity to relocate the school as part of the DCC's proposals to expand Bere Regis first school into a primary school."

Section A – Housing

6. Do we need to have 50 houses in the village?

Yes. A Purbeck Housing Needs Survey was carried out in 2004 and identified a need for 120 new homes within the northern Purbeck area. Bere Regis is considered the most sustainable location for 50 or more dwellings, of which 40% are to be affordable homes for local people. The housing needs survey carried out for Bere Regis in 2012 showed that there is still a need for this level of residential development in the parish.

7. Could we not have fewer houses?

The Parish Council believes that 50 new dwellings represents a realistic level of housing growth in order to maintain our vibrant community and support our shops, pubs, bus services and surgeries. The Neighbourhood Plan has no power to reduce this number.

8. Could we have more than 50 houses?

Yes, indeed some people would like to see more housing provided in the parish.

9. Is there any guarantee that all these houses will be built?

No, there is no guarantee they will be built. All we can do is to set out an intention. It is up to landowners and developers to submit planning applications for sites that comply with the Neighbourhood Plan and the Core Strategy.

10. If we have 50 houses, do they all need to be on one or two sites?

Not necessarily, but there are many advantages to having development centred on one or two large sites:

- (i) Developers would be obliged to offer more tangible benefits to the village as a condition of planning permission being granted. These may take the form of traffic calming measures, providing additional open spaces, installing noise suppressing bunds, etc.
- (ii) Relying on infill development could result in the loss of the open spaces around the village that currently provide considerable character.
- (iii) In general, affordable homes will only be built as part of large developments. It is unlikely that small developments would need to provide affordable homes.
- (iv) It would probably be difficult to find enough small sites to meet the 50 house requirement.
- (v) Developers are obliged to provide upgrades to infrastructure for large development sites which could result in an improvement to roads, footpaths and services. Development of small site is likely to stretch existing facilities.

11. What sites have been considered so far?

Several sites were considered during the Core Strategy consultation. Only three sites were considered suitable for development and the Neighbourhood Plan needs to concentrate on those areas.

The attached plan shows these sites and those areas that were deemed unsuitable for development.

12. What types of houses are likely to be built?

The recent housing needs survey and the attached questionnaire should identify what dwellings should be built.

Appendix B

13. What land will the Parish Council be providing for development?

None. The Parish Council does not own any of the land that is presently being considered for housing.

14. Is the Parish Council in favour of putting houses on the site to the west of Egdon Close?

No. The Parish Council is strongly opposed to residential development on land to the west of Egdon Close.

Section B – School

15. There is a lot of talk about a new school. Why do we need a new school?

Schools in Purbeck are changing to a 2 tier educational system which means that the number of school children attending Bere Regis School is likely to increase to about 120. There is insufficient space at the existing school site for these additional children and the outdated buildings provide inadequate facilities for them to receive the appropriate education.

16. What are the criteria for a new school site?

Three main criteria have been identified, although others are also important:

- Central to the school population
- Away from main roads and commercial activities
- Easily accessible on foot by pupils

17. What sites met these criteria?

Two sites have been considered by Dorset County Council. These are:

- Land to the west of Egdon Road
- Land at the top end of North Street, opposite the Townsend Business Park

The North Street site was not considered appropriate as:

- It would add to traffic problems in North Street as access from the roundabout would not be supported by the Highways Agency
- It is not central to the school population
- It is a difficult site to develop due to the slope of the land.
- The site is not readily accessible on foot by pupils and this would probably result in additional traffic movements.

Dorset County Council's preference is for the Egdon Close site and they are actively negotiating an option to purchase the land. That site fully meets the requirements of accessibility on foot from all parts of the village, is central to the school population and is away from the main roads and commercial activities.

18. Where would access be taken for the new school by Egdon Close?

A school drive would be created from Southbrook along the north of Egdon Close. This would be fully contained within the non SNCI part of the Souls Moor site and would only serve the school. Dorset County Council will design an appropriate access and carry out any upgrading works to Southbrook and the junction that may be necessary.

19. If I can come up with an alternative site for the school, would it be considered?

Yes, but it would have to meet the proposed criteria, which are:

- It must be central to the school population
- It must be away from a main road and commercial activity
- It must be easily accessible on foot from all parts of the village

Appendix B

Section C – Village Facilities

20. Why is there talk about a new village hall being built?

The Core Strategy discussed the possibility of providing a larger community meeting space because the Drax Hall has not got ready access to parking and has limited facilities. Whether a new hall is provided will depend on whether parishioners believe a need exists, but any new hall would have to provide benefits over existing meeting places.

21. Why is the Parish Council buying Souls Moor?

The Parish Council consider Souls Moor to be an important feature of the village that should be protected, both as an area for public access, and partly as a nature reserve alongside the Bere Stream. The best way to protect the land is through securing public ownership. Management of that part of Souls Moor that is SNCI will be handled by the Bere Regis SNCI Management Group in conjunction with Dorset Wildlife Trust. The Parish Council does not currently have plans for the remainder of the site. It has been suggested that it could be used for provision of youth facilities, allotments, affordable housing or as an open space.

22. What is happening with the play park in Elder Road?

The Parish Council initiated consultation on the play park and is delighted that a group of parents have now set up the Bere Regis Community Play Association. These volunteers are actively raising money to replace the play equipment. They have the wholehearted support of the Parish Council. The site is central to the village and the facilities are well used by the community.

Section D - Commercial

23. Why has an area at the end of North Street been designated for commercial use?

A modest commercial development generally implies employment opportunities for the local population. More intensive use of this commercial area will not affect the village. Vehicular access will be taken from the Shell Garage roundabout which already provides access to other commercial centres. Development of the site is dependent on a developer coming forward.

Section E – Highways & Traffic

24. What is being done about the traffic problems on Rye Hill (C6)?

Highways and traffic issues are in the control of Dorset County Council. Recommendations can be included in the Neighbourhood Plan that might be actioned by the County Council in the future and the Parish Council will continue to lobby for improvements to roads generally. The Parish Council have already lobbied successfully for the zebra crossing and the Safe Route to School. Earlier this year the Parish Council instigated an annual traffic monitoring programme to provide detailed information on the volume and speed of the traffic using Rye Hill (known as the C6).

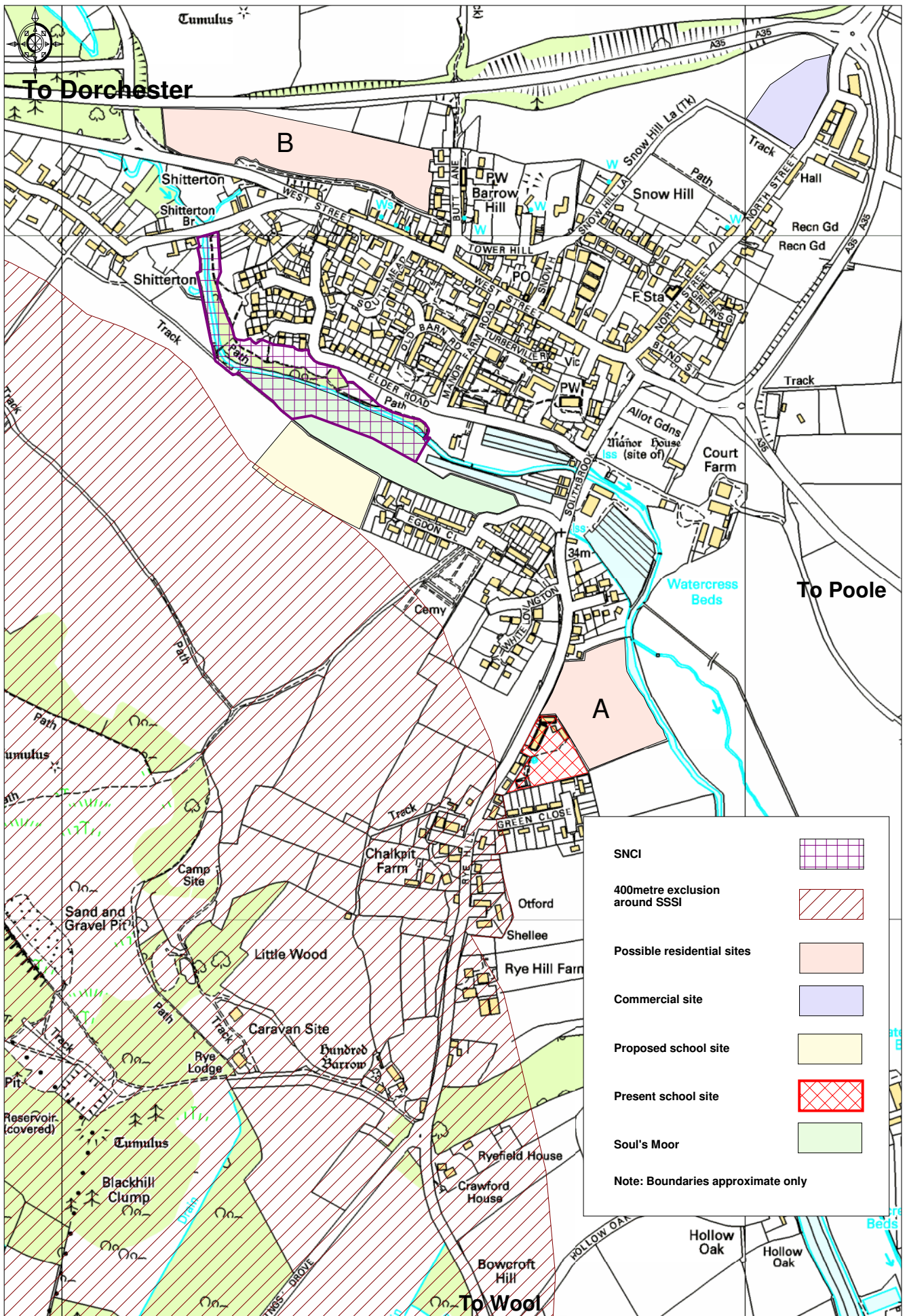
If land adjacent to the existing school site is developed, the Parish Council would insist that appropriate traffic calming measures are provided on Rye Hill. Such measures would need to be agreed with Dorset County Council Highways Department.

25. What has happened about the south eastern bypass?

Sadly, nothing has come of this proposal. Dorset County Council were very positive about several ideas that were put forward some years ago but, in the current financial climate, it is very unlikely that anything will be done in the near future. However, the Parish Council remains firmly behind a south eastern bypass and the Neighbourhood Plan could define a bypass corridor to prevent any development within that corridor.

Appendix B

Neighbourhood Plan



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Appendix B



Questionnaire SEPTEMBER 2012

The Parish Council invites everyone in the Parish to complete a copy of this questionnaire by 19th October 2012. A questionnaire may be completed by individuals of any age or a single response may be submitted on behalf of a household – but please indicate this on page 4.

Please refer to the 'Frequently Asked Questions' for additional advice and guidance. Sections in this questionnaire correspond with specific sections in that document.

In order to reduce paper we would prefer questionnaires to be completed on-line at www.bereregisparishcouncil.co.uk/neighbourhood-plan/. Alternatively, additional paper copies can be downloaded from the website or collected from the Parish Clerk.

Section A - Housing

1. **Purbeck District Council has identified a need for 50 new residential properties to be built in the village of Bere Regis before 2026. Do you think this number is;**

Too few []
Just right []
Too many []
No opinion []

2. **Do you think that housing should be provided as;**

Small developments where they fit - potentially with no affordable housing allocation .. []
Two or three medium sized developments []
One large site []
No opinion []

3. **If consultation suggests future residential development should be in the form of small developments do you know of any sites that could be developed without damaging the character of the village? Please identify any sites below or on the attached plan.**

.....
.....

4. **From your experience and knowledge of the community, which sectors have a need for more housing in the village? (Tick all that apply)**

Young people and singles []
Family groups []
Retired people moving to smaller units []
Older people in need of warden assisted type accommodation..... []
Other (please specify) []

5. **Purbeck District Council recommends that 40% of new housing should be 'affordable', so that it will be available for rent or as shared ownership through Housing Associations. Do you think that in Bere Regis there should be;**

A greater proportion of affordable homes []
The ratio is just right []
A smaller proportion of affordable homes []
No opinion []

Appendix B

Section B - School

6. Do you support the building of a new junior/primary school in Bere Regis to provide adequate facilities for the additional children that need to be accommodated as a result of the change in the school system in Purbeck?

Yes []
No []
No opinion []

7. A site has been identified at the end of Egdon Close that might be suitable for building a new school. This site meets three important criteria – it is central to the population of school children; allows easy access on foot, and; is away from busy highways and commercial uses that might conflict with education. Do you think that site is:

a) the best site available in the village for a new school..... []
b) the site is ok but other sites should be considered..... []
c) a poor choice of site..... []
d) No opinion []

If you have answered b or c then please provide details of alternative sites that you feel meet these 3 criteria (see above) and should also be given consideration by Dorset County Council.

.....

Section C – Village Facilities

8. The village benefits from several meeting places including the Drax Hall, sports club, scout hut, school and pubs. Do you feel there is need for a new village hall to be provided?

Yes []
No []
No opinion []

9. If yes, what facilities should a new village hall provide?
(Please tick all that apply)

Good parking []
Suitable for showing films on a regular basis []
Good sound system []
Good kitchen facilities for large events []
Suitable for discos and dances []
Modern stage with changing rooms and full lighting system []
Able to accommodate indoor sports such as badminton and bowls..... []
Sufficient size for audiences of 100 or more people..... []
Full disabled facilities such as access, parking, toilets, hearing loop etc. []

Other (please specify).....

10. Would you support the provision of additional facilities for young people?
This might include: (Please tick all that apply)

An indoor meeting place []
Skate park []
Outdoor training / exercise equipment []

Other (please specify).....

Appendix B

- 11. If a new school is built do you feel that some school facilities could be shared with the public?**

Yes []
No []
No opinion []

- 12. If so, which facilities do you feel might lend themselves to shared use? These might include public use of the main hall for shows and sport; use of playing fields for organised sport; use of classrooms for adult education etc.**

.....

- 13. Bere Regis Parish Council is acquiring Soul's Moor for the benefit of the village. Part of the site is protected as a Site of Nature Conservation Interest and will be managed by Bere Regis SNCI Management Group. The remainder of the site is available for public use. Would you support any of the following uses provided they did not conflict with the area of Nature Conservation? (Please tick all that apply)**

Allotments []
Erection of village beacon for use on special occasions..... []
Facilities for use by young people such as youth shelter, BMX track or play equipment..... []
Sheltered accommodation for elderly people/affordable housing..... []
Retained as open space []

Other (please specify).....

Section D – Commercial

- 14. What types of new shops and businesses would you like to see in the village, or what facilities do you feel should be encouraged locally in order to reduce the need for travel to other towns?**

.....
.....

- 15. Do you think the parish needs additional support from local and central government for new and existing shops and businesses in the area?**

Yes []
No []
No opinion []

- 16. If so, what assistance do you think could be provided? You may wish to see better signs, faster broadband, better website for the village etc.**

.....

- 17. Land opposite the Shell Garage has been zoned for commercial use in the Core Strategy. In your opinion should this land;**

Be kept in agricultural use []
Provide small offices and workshops with some retail activity..... []
Be offered for Travelodge type accommodation []
No opinion []

Other (please specify).....

Appendix B

18. Would you like to see more tourist facilities provided?

Yes []
No []
No opinion []

19. If yes, what facilities would you support? (Tick all that apply);

Information boards in the village []
More footpaths and bridleways []
More camping and caravan sites []
Picnic areas []
Way-marked walking and/or cycling routes []
Shops / workshops / studios selling to the public []
Information boards on interesting sites in the parish []

Other (please specify).....

Section E – Highways and Traffic

20. The recent traffic survey on Rye Hill indicated that more than 30% of traffic exceeded the speed limit outside the school. Would you support more traffic calming measures in that area?

Yes []
No []
No opinion []

21. The scheme for a southeast bypass for the village has been put on hold indefinitely by Dorset County Council. Do you feel that land needed for the bypass should be protected in the Neighbourhood Plan, so that a bypass can be provided in the future if finance becomes available?

Yes []
No []
No opinion []

Thank you for completing this questionnaire. All responses will be treated confidentially. Analysis will be carried out by an independent external assessor. Further information on the Neighbourhood Plan can be obtained from the Parish Clerk – Amanda Crocker 01929 472327

Please provide your name, postal address and e-mail so that we can avoid duplication. This will also allow us to keep you updated on developments and allow you more chances to comment.

Name;

Address;

E-mail;

Other comments or feedback;

.....
.....

You can complete one questionnaire per household if you wish, in which case please indicate in the box how many people this questionnaire represents. Alternatively all individuals [] including children are invited to complete their own.

Please return your completed Questionnaire to one of the boxes provided in the Post Office or the Surgery or hand it back to a member of the Parish Council or to the Clerk by Friday 19th October. If you have any queries please contact Amanda Crocker Clerk to the Parish Council on 01929 472327

**BERE REGIS
PARISH SURVEY
-THE QUANTITATIVE
FEEDBACK**

Who took part?



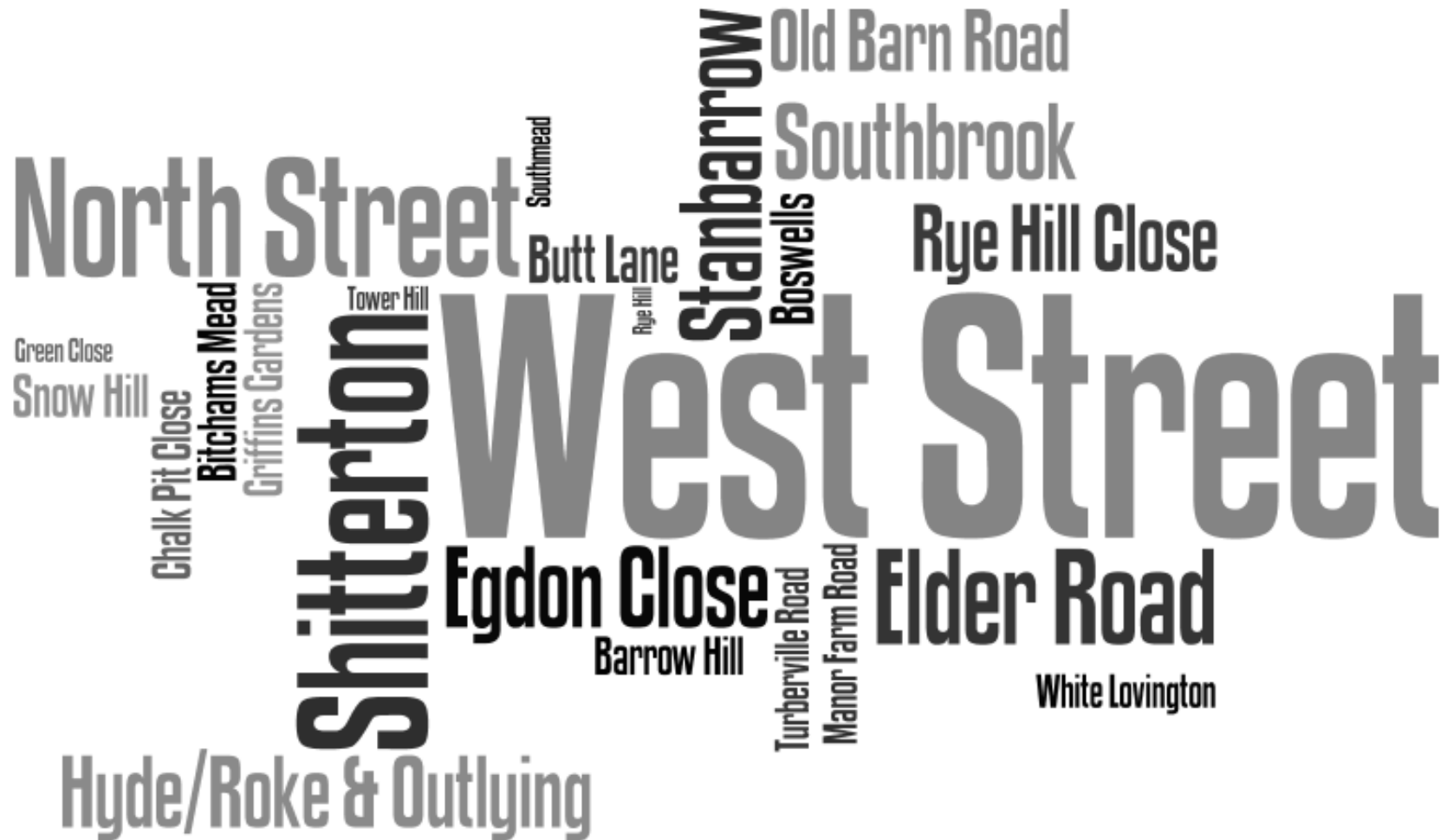
**Number of questionnaires completed:
208 households**

**Number of people that represents:
354 individuals**

Where responses came from



BERE REGIS
Neighbourhood Plan



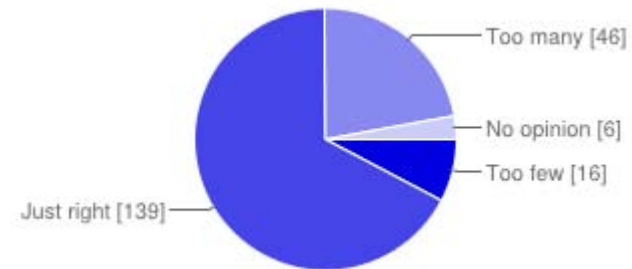
NB Size of road name reflects numbers of responses

What you told us

Housing

Purbeck District Council has identified a need for 50 new residential properties to be built in the village of Bere Regis before 2026. Do you think this number is;

Too few	16	8%
Just right	139	67%
Too many	46	22%
No opinion	6	3%

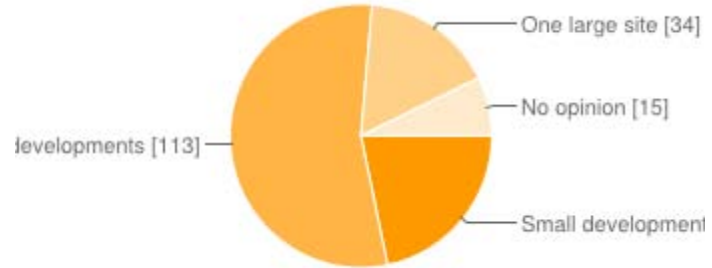


What you told us

Housing (cont)

Do you think that housing should be provided as;

Small developments	45	22%
Two or three medium sized developments	113	54%
One large site	34	16%
No opinion	15	7%



What you told us



Sites identified by you as suitable for small developments:

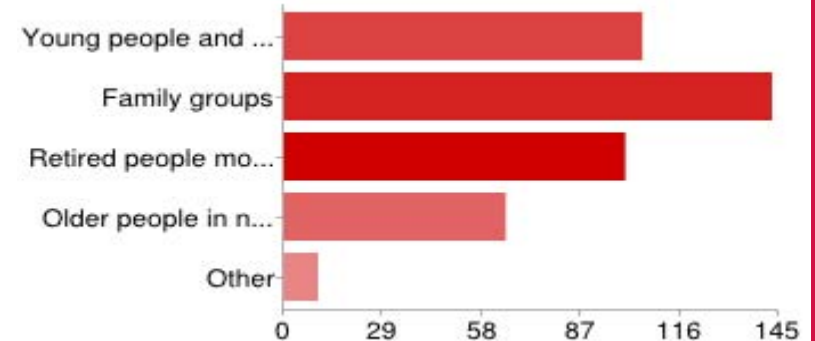
School site (if school relocated)	12
Snow Hill/North St area	6
Allotments area N of West St and E of Butt Lane	5
Between White Lovington & Chalk Pit Close	3
Between Green Close and the school	2
The present Fire Station site (if Fire Station relocated)	2
Off Blind St/Griffins Gardens	2
Near Court Farm Allotments	2
Sports Field	1
Off Elder Rd	1
West of Shitterton	1
Southbrook, opposite cress beds	1
East of the Chaneles	1
Tower Hill	1

What you told us

Housing (cont)

From your experience and knowledge of the community, which sectors have a need for more housing in the village? (Tick all that apply)

Young people and singles	105	53%
Family groups	143	72%
Retired people moving to smaller units	100	50%
Older people in need of warden assisted type accommodation	65	33%
Other	10	5%



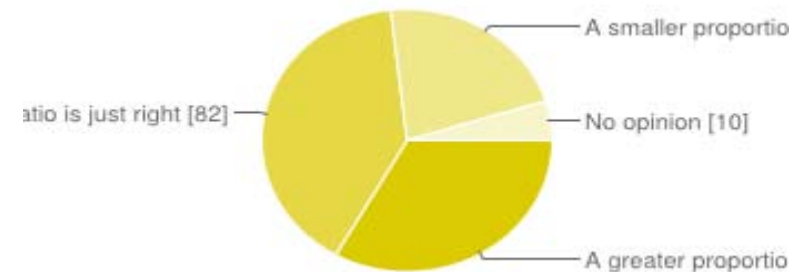
Others mentioned housing for disabled, ex-service & non-driving people

What you told us

Housing (cont)

Purbeck District Council recommends that 40% of new housing should be 'affordable', so that it will be available for rent or as shared ownership through Housing Associations. Do you think that in Bere Regis there should be;

A greater proportion of affordable homes	68	33%
The ratio is just right	82	39%
A smaller proportion of affordable homes	45	22%
No opinion	10	5%



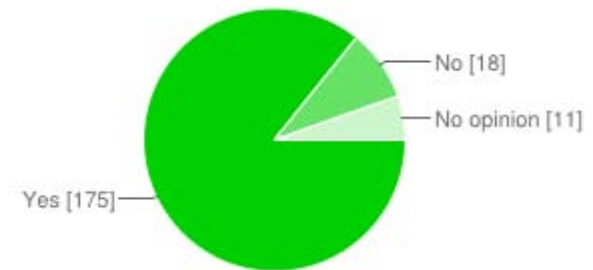
What you told us



School

Do you support the building of a new junior/primary school in Bere Regis to provide adequate facilities for the additional children that need to be accommodated as a result of the change in the school system in Purbeck?

Yes	175	84%
No	18	9%
No opinion	11	5%

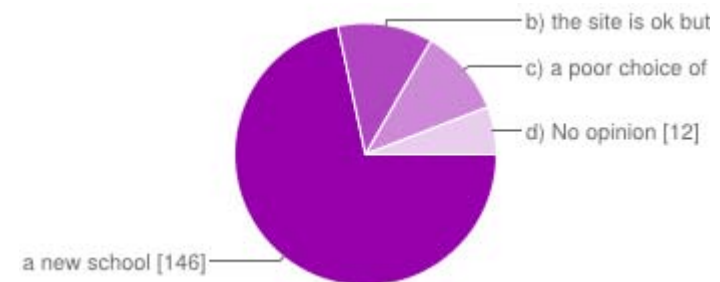


What you told us

School (cont)

A site has been identified at the end of Egdon Close that might be suitable for building a new school. This site meets three important criteria – it is central to the population of school children; allows easy access on foot, and; is away from busy highways and commercial uses that might conflict with education. Do you think that site is:

a) The best site available	146	70%
b) The site is ok, but others should be considered	24	12%
d) A poor choice of site	22	11%
e) No opinion	12	6%



What you told us



Suggested alternative school sites:

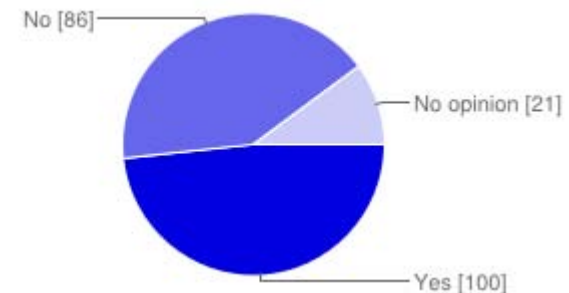
• On or near the existing school site	17
• On site B, Between West St and Butt Lane	8
• On the Sports Field/Recreation ground	2
• Snow Hill	1
• Near Griffins Gardens/Blind Street	1
• on the Play Area in Elder Rd	1
• On Court Green	1

What you told us

Village Facilities

The village benefits from several meeting places including the Drax Hall, sports club, scout hut, school and pubs. Do you feel there is need for a new village hall to be provided?

Yes	100	48%
No	86	41%
No opinion	21	10%

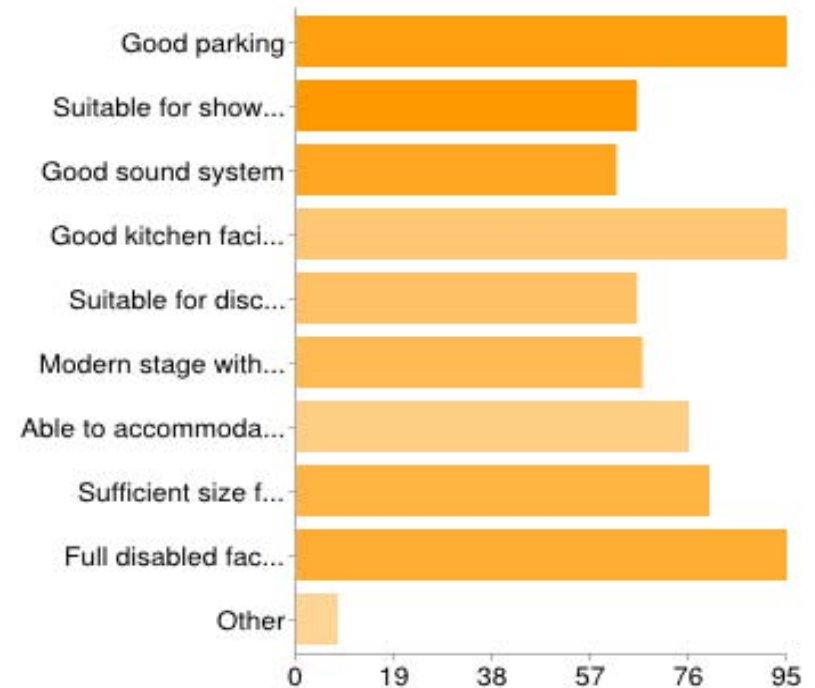


What you told us

Village Facilities (cont)

If yes, what facilities should a new village hall provide? (Please tick all that apply)

Good parking	95	90%
Suitable for showing films on a regular basis	66	62%
Good sound system	62	58%
Good kitchen facilities	95	90%
Suitable for discos and dances	66	62%
Modern stage with changing rooms and full lighting system	67	63%
Able to accommodate modern sports	76	72%
Sufficient size for 100 or more people	80	75%
Full disabled facilities	95	90%
Other	8	8%



What you told us



Village Facilities (cont)

Other facilities a new hall might provide:

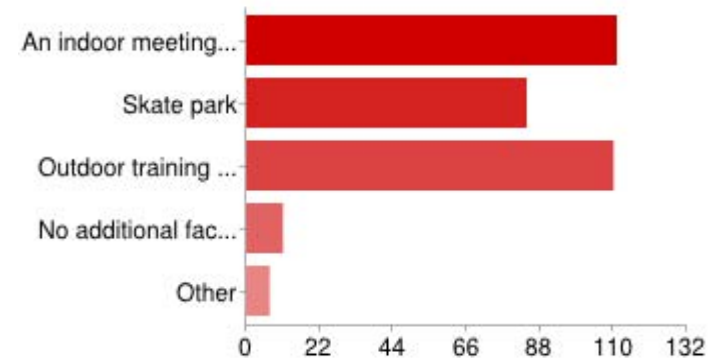
- A bar like that at Morden
- Baby changing facilities
- Wifi access
- Able to accommodate indoor football
- A hall similar to that at Durweston
- Fast acting and efficient heating & ventilation system
- Economical to run
- Designed for multi-purpose use

What you told us

Village Facilities (cont)

Would you support the provision of additional facilities for young people? This might include: (Please tick all that apply)

An indoor meeting place	111	61%
Skate park	84	46%
Outdoor training / exercise equipment	110	61%
No additional facilities needed	11	6%
Other	7	4%



What you told us



Village Facilities (cont)

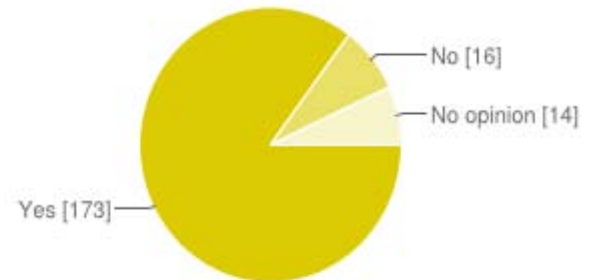
Other possible facilities for Young People:

- A holiday club for younger children
- Hard court area
- Bike track
- Youth club

Village Facilities (cont)

If a new school is built do you feel that some school facilities could be shared with the public?

Yes	173	83%
No	16	8%
No opinion	14	7%



What you told us



How new school facilities might available for shared use:

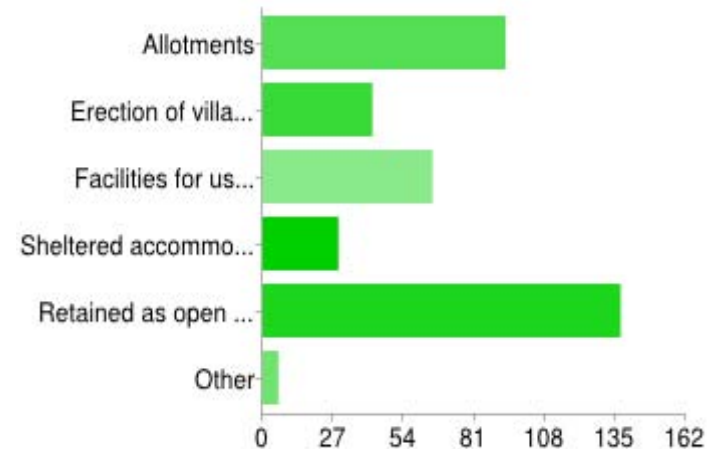
- Public use of main hall for large audiences (over 100) for
 - *Theatrical productions and shows*
 - *Dances/discos/balls*
- Out of hours use of classrooms for adult ed, clubs, youth club etc
- Shared use of IT equipment
- Shared use of indoor sports facilities for yoga, pilates, dance, badminton etc
- After school/holiday clubs for children
- Out of hours use of a swimming pool (if built)
- Shared use of outdoor sports facilities including tennis, netball MUGA, if built

What you told us

Village Facilities (cont)

Bere Regis Parish Council is acquiring Soul's Moor for the benefit of the village. Part of the site is protected as a Site of Nature Conservation Interest and will be managed by Bere Regis SNCI Management Group. The remainder of the site is available for public use. Would you support any of the following uses provided they did not conflict with the area of Nature Conservation? (Please tick all that apply)

Allotments	93	46%
Erection of village beacon	42	21%
Facilities for use by young people	65	32%
Sheltered accommodation for elderly	29	14%
Retained as open space	137	68%
Other	6	3%



What you told us



Village Facilities (cont)

Other suggested uses for Souls Moor:

- Increase the SNCI area to include the entire site
- Open Village Green Area
- BBQ areas and picnic benches

What you told us



Commercial

What types of new shops and businesses would you like to see in the village, or what facilities do you feel should be encouraged locally in order to reduce the need for travel to other towns?

This question produced 208 responses which broadly fell into 3 categories, which we explore further in the next slides:

- 1. General Comments**
- 2. Comments about specific businesses residents would like to see established**
- 3. Comments broadly supporting our existing businesses**

What you told us



1. General comments

<i>"There do seem to be several tradesmen working from home who would benefit from small business premises at affordable rates"</i>	10
<i>"We do not need more shops or facilities which reduce the need to travel. Large supermarkets now deliver"</i>	1
<i>"Better broadband"</i>	2
<i>"Better public transport"</i>	2
<i>"A tourist information point"</i>	1
<i>"Public toilets"</i>	2
Total comments	24

Public toilets
 Better public transport
 Faster broadband
 Supermarket home delivery
Small business units
 Tourist information

What you told us



2. Comments about specific businesses residents would like to see established

“A decent tea shop and an internet cafe for youngsters”

“Bigger better local shop” eg Tesco/Asda as local shop is limited and too expensive”

“Good hardware shop”

Total comments

128



What you told us



3. Comments broadly supporting our existing businesses

"I think the village has the right balance of businesses which we must support"

"Market forces will dictate what is viable. Its no good having a "wish list" of things that the village economy can't support".

"we must support the existing businesses, especially the PO"

Total comments

46

We have all we can support
What more do we need **Must be viable** **more local support**
A Tesco Express would kill everything **Support the PO** **competition**
use it, or lose it

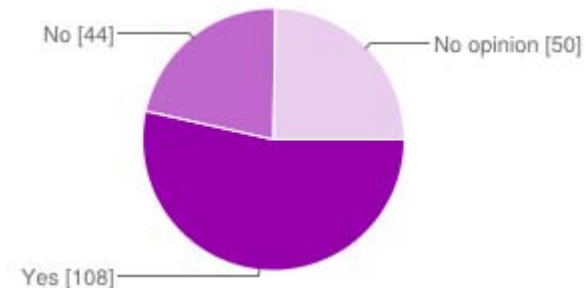
What you told us



Commercial

Do you think the parish needs additional support from local and central government for new and existing shops and businesses in the area?

Yes	108	52%
No	44	21%
No opinion	50	24%

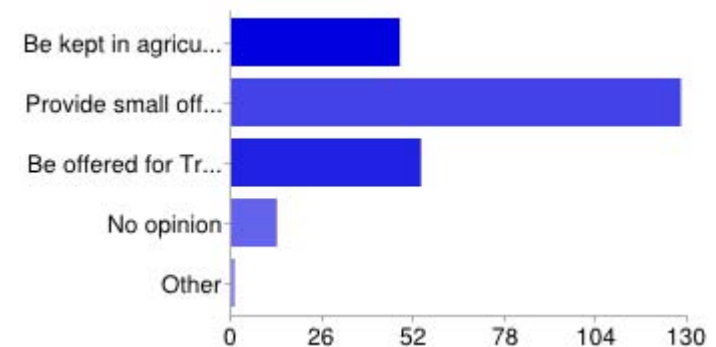


What you told us

Commercial (cont)

Land opposite the Shell Garage has been zoned for commercial use in the Core Strategy. In your opinion should this land;

Be kept in agricultural use	48	24%
Provide small offices and workshops with some retail activity	128	63%
Be offered for Travelodge type accommodation	54	27%
No opinion	13	6%
Other	1	0%



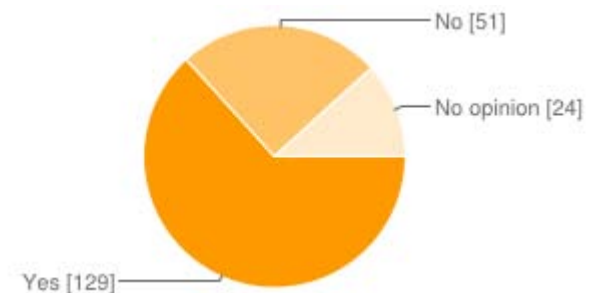
Other suggestions included using this area for school or housing

What you told us

Commercial (cont)

Would you like to see more tourist facilities provided?

Yes	129	62%
No	51	25%
No opinion	24	12%

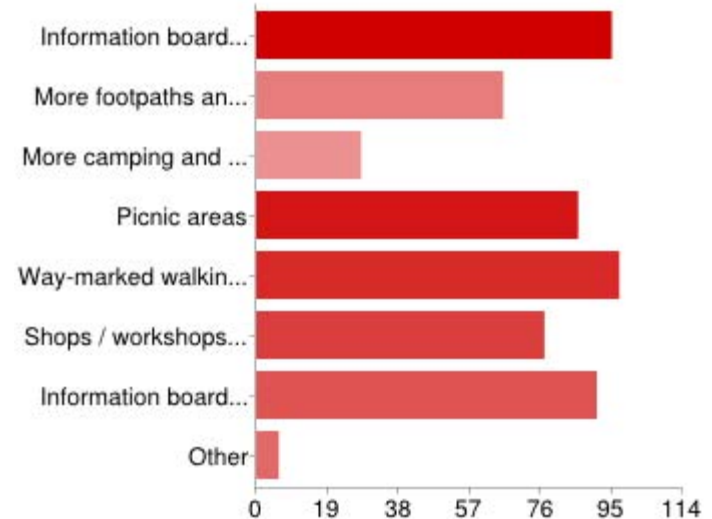


What you told us

Commercial (cont)

If yes, what facilities would you support? (Tick all that apply);

Information boards in the village	95	69%
More footpaths and bridleways	66	48%
More camping and caravan sites	28	20%
Picnic areas	86	63%
Way-marked walking and/or cycling routes	97	71%
Shops / workshops / studios selling to the public	77	56%
Information boards on interesting sites in the parish	91	66%
Other	6	4%



What you told us



Commercial (cont)

Other facilities suggested included:

Re-installing a public toilet

More car parking

Encouraging quality B&Bs

Stop 'hammering' second home owners

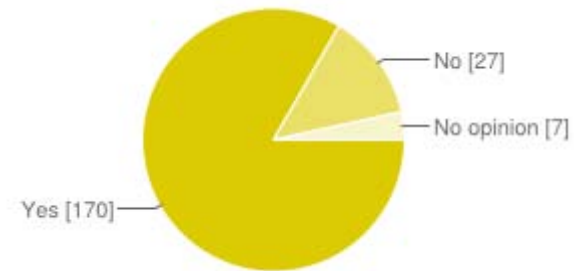
What you told us



Traffic

The recent traffic survey on Rye Hill indicated that more than 30% of traffic exceeded the speed limit outside the school. Would you support more traffic calming measures in that area?

Yes	170	82%
No	27	13%
No opinion	7	3%



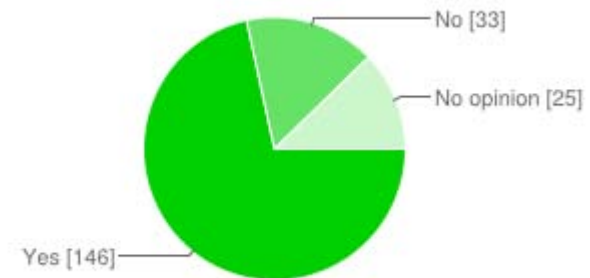
What you told us



Traffic (cont)

The scheme for a southeast bypass for the village has been put on hold indefinitely by Dorset County Council. Do you feel that land needed for the bypass should be protected in the Neighbourhood Plan, so that a bypass can be provided in the future if finance becomes available?

Yes	146	70%
No	33	16%
No opinion	25	12%



What you told us



Some additional comments

"We don't need any affordable housing, in my opinion we should be trying to keep the area attracting wealthier residents for the benefit of everyone living in the village."

"There are two bed and breakfast establishments in the village we do not need a travel lodge."

"All school plans should include protected cycle lanes and safe cycle storage"

"The traffic calming measures will need to be moved further down the hill. This would be of benefit to elderly people living in Rye Hill Close"

"I would like to see large family homes available on shared ownership"

"These development proposals will rape my village"

"Plant oak trees on empty fields and stop talk of all this building on the land near the stream for good and more wildlife"

"I believe we should make much more of our historic and natural heritage"

Appendix C

Neighbourhood Plan Volunteers List - October 2012

- 1 Arthur John Scott
- 2 David Ventham
- 3 Mike Furlong
- 4 Jon Parker
- 5 Enid Leigh
- 6 Dian Pitts
- 7 Patrick Hamilton
- 8 Alison Bennett
- 9 Paul Bennett
- 10 Kate Critchell
- 11 Clive Stickland



Clerk: Mrs A Crocker, Rye Hill Farm, Rye Hill, Bere Regis, Wareham BH20 7LP

Tel: (01929) 472327 E-mail: bereregispc@gmail.com

November 2014

Dear Parishioner,

You may be aware that, over the last 3 years, the Bere Regis Parish Council (BRPC) has been consulting with parishioners about the emerging Neighbourhood Plan, including a wide ranging questionnaire nearly 2 years ago, and at various face to face events since then. We really appreciate the input and comments that we have received to date which have enabled us to refine our ideas towards a plan that we believe the majority of our residents will be able to support.

The process has not been easy. The legislation surrounding Neighbourhood Plans is new and unknown. In the beginning we received little support from either Central or Local Government. Now, though, there is some financial and practical support which is enabling us to proceed. When adopted, the Plan will be a key tool against which applications for development will be assessed and will ensure that development conforms to the requirements of the parish as well as conforming with the policies of the District Council.

Our initial ideas about the scope of the Plan have changed considerably. We are now focussing almost exclusively on new residential and commercial development, because, legally, this is what a Neighbourhood Plan has some power over. This does not mean we have ignored or dropped other matters; it is just that we have taken these on as part of normal business. For instance, supporting our local businesses, setting up Banter, acquiring Souls Moor and the Elder Road open spaces, helping to plan for the new school and its access route, and renewing the play park have all been done. Other matters, such as signing our rights of way, improving the car park, adult education, improved facilities for young people and making better use of our open spaces are in the pipeline.

It is now time for us to seek further guidance, so we enclose a questionnaire that we would like you to complete. The questions take account of previous responses and seek to clarify public opinion. The paper questionnaire can be completed and returned to any Parish Councillor or left in collection boxes at the shop, post office or doctor's surgery. Alternatively, the survey can be completed on-line at www.bereregisparishcouncil.co.uk.

Please respond by **30th November**. Only residents of the parish should respond, and you can do so individually or collectively by household. If you respond as a household, please indicate on the questionnaire how many peoples' views are represented. Your views will be treated entirely confidentially, but we do ask you to provide a name and address to enable us to ensure these are strictly the views of residents.

Appendix D

Your responses will help us to show that appropriate consultation has been carried out in preparing the Plan, and ensure the emerging Neighbourhood Plan meets the future needs of the community.

Concerning our draft plan, and based on the requirements of Purbeck District Council, and responses to earlier consultations, BRPC now proposes that 70 new dwellings comprising a mixture of houses, bungalows and flats be built on the edge of Bere Regis village. This housing will be allowed on four sites as shown on the enclosed plan. This number of dwellings will meet the 50 new dwellings required by the Purbeck Local Plan plus an additional 20 units that we suspect will need to be provided under the pending partial review. In accordance with local planning policy, 40% of these dwellings (ie 28 units) will be “affordable”*.

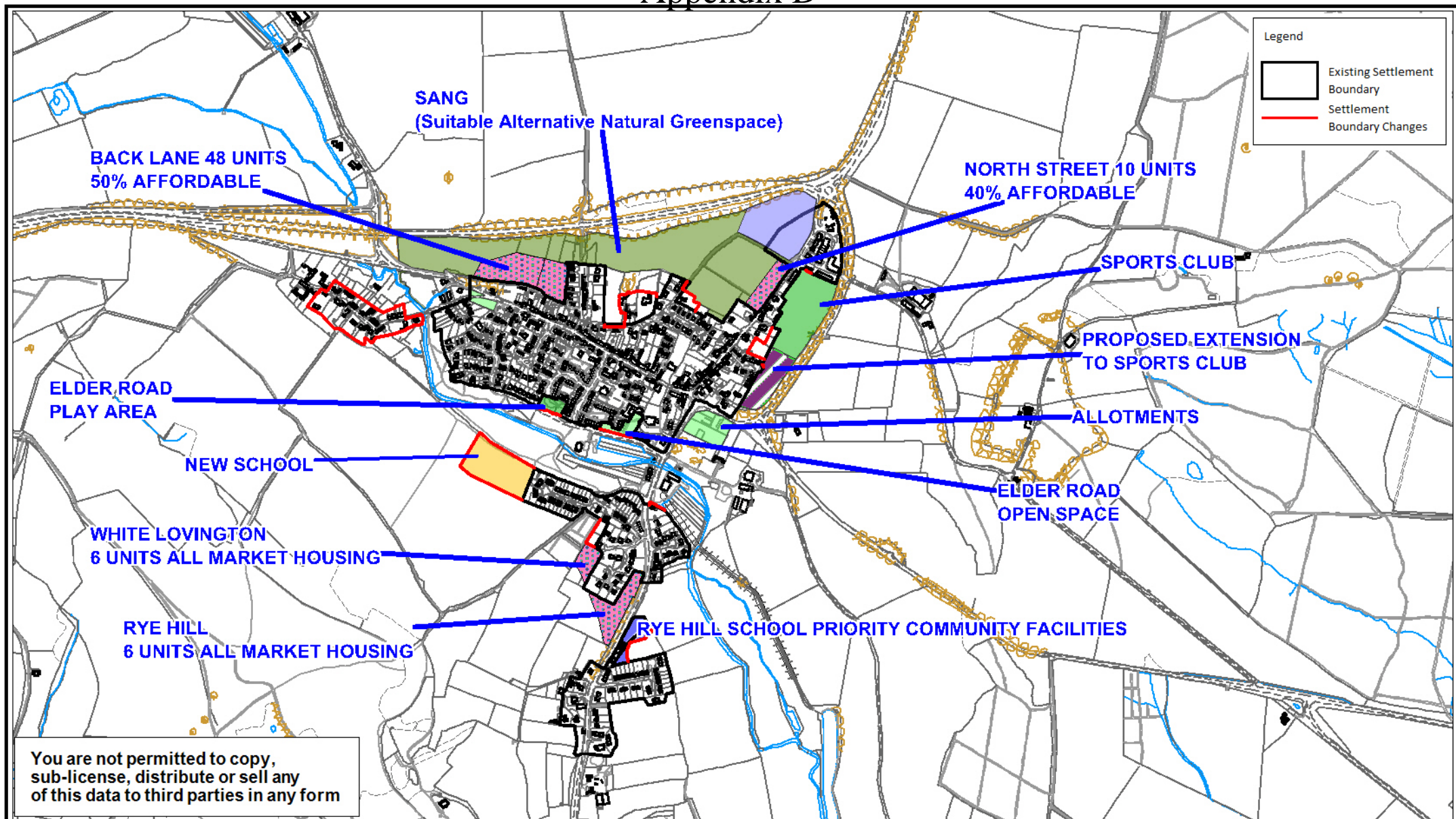
If you need more information, please contact the parish clerk, Amanda Crocker, on 01929 472327 or by e-mail to bereregispc@gmail.com. We will be holding a ‘Parish Forum’ on Saturday 22nd November at which you may raise any queries about our proposals and this questionnaire. There will also be a chance for you to discuss the proposals with your councillors.

Yours sincerely

Ian Ventham; Chairman
Bere Regis Parish Council

*”Affordable Housing” is defined as “Housing for people who have a local housing need but who cannot afford to occupy houses generally available on the open market. This includes social rented, shared ownership and other subsidised schemes that enable part purchase.”

Appendix D



Purbeck District Council

Thriving communities in balance
with the natural environment

Bere Regis Proposals

For Identification Purposes Only

© Crown copyright and database rights 2014
Ordnance Survey LA100022058



Not to scale

Appendix D



Bere Regis Parish Council Neighbourhood Plan Questionnaire November 2014

1. The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan 28 of these new dwellings should be 'affordable'.ⁱ The Parish Council would like to see all affordable homes located on the two sites that are closer to the village centre so that residents can make use of local shopping and service facilities.

Do you agree with this approach? Yes / No

-
2. Of the 28 'affordable' homes the Parish Council would like to see a mix of social rentedⁱⁱ, shared ownership and low equityⁱⁱⁱ properties in order to assist some first time buyers onto the housing ladder.

Do you agree that a mix of housing types would benefit the Parish? Yes / No

-
3. If adequate local demand exists it might be possible for some of the building plots to be available for self-build projects.

Please confirm if you would be interested in purchasing a plot and are capable of building your own house.Yes / No

-
4. With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route connecting Roke Road to Snow Hill and North Street could be of benefit to the parish. The proposed route is shown on the attached plan, marked "SANG". If such a path were created, would you use it

on a regular basis [] occasionally [] infrequently [] never []

If you have any other comments regarding walking routes within the parish, please include them in the general comments section at the end of this questionnaire.

-
5. The Parish Council would like to protect some existing open areas around the village from development as they create breaks between the buildings and add character. Please let us know;

- I agree that the open areas shown in pale green on the plan should be protected against development Yes / No
- I would prefer to see some or all of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites Yes / No

-
6. The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?

- I am not aware of any noise problems []
- I am aware of traffic noise and would support measures to reduce it []

Appendix D

7. The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?

- I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road Yes / No
- I am not aware of traffic problems in that area but would support improvements to the access road Yes / No
- I am not aware of a traffic problem at the Shell Garage Yes / No

-
8. As part of the Neighbourhood Plan process, the Parish Council has an opportunity to amend the settlement boundary^{iv}. The existing and proposed boundaries are shown on the attached plan. Please confirm;

- I agree with the proposed changes to the settlement boundaryYes / No
 - I disagree with the proposed changesYes / No
- Please identify the area of dispute and your reasons
-

-
9. The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?

- I would like to see the existing buildings demolished / retained (delete one)

Please rank the following in order of preference, 3 being the highest priority, 1 the lowest:

- I would like to see the site used for community facilities []
- I would like to see the site used for commercial activity []
- I would like to see the site used for residential development []

-
10. If you have any other queries or comments regarding any of the issues raised in this questionnaire, please make them here:

.....

.....

.....

.....

-
11. Are you completing this questionnaire on behalf of a household or as an individual? If a household, how many individuals does this represent?

Individual / Household Number of individuals.....

Appendix D

In order to verify the authenticity of your reply, please include your name and address here. Please note, your responses will be held in confidence and you will not be contacted as a result of any reply you give, unless you wish us to do so. Only residents of the Parish of Bere Regis should complete this questionnaire.

Name:

Address:

Thank you on behalf of Bere Regis Parish Council.

ⁱ **Affordable Housing is defined in the Purbeck Local Plan as “social rented, affordable rented and intermediate housing, provided by eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.”**

ⁱⁱ **Social Rented is defined in the Purbeck Local Plan as “Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.**

ⁱⁱⁱ Shared ownership and low equity homes are defined in the Purbeck Local Plan as intermediate housing which is for sale or rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above.

^{iv} A settlement boundary can be defined as an imaginary line drawn around a settlement, beyond which no housing development can take place. The proposed development sites have not been included within the boundary at this stage in case development does not take place. This will be amended once the Plan is adopted.

Appendix E



Clerk: Mrs A Crocker, Rye Hill Farm, Rye Hill, Bere Regis, Wareham BH20 7LP
Tel: (01929) 472327 E-mail: bereregispc@gmail.com

26 January 2015

Dear Parishioner

Neighbourhood Plan Survey Feedback

I'm afraid this is a rather a long letter, but it is important and I would be very grateful if you try to find the time to read it, despite its length. It does affect every one of us.

Survey and Response Statistics

We sent out 806 questionnaires by post to every single household in the Parish of Bere Regis. We also put the same questionnaire on-line on the Parish Council website.

We received 181 responses, representing the views of 325 individuals. That was a response rate of 22.5% of households, and 23.6% of the total electorate.

The Map

I can only apologise for the quality of the printed map. It lacked a key and did not show the detail at all well. Having said that, the on-line version was much, much better, as many of you remarked. In addition, 50 people attended the briefing session at the Drax Hall on Saturday 22nd November and were able to view large scale maps and ask for information and clarification. The poorly printed map made answering Question 8 about the Settlement Boundary difficult. We are, therefore, treating the answers we received to this particular question as unsound. We will hold another public meeting, or meetings, in Spring 2015 to let people have access to all the necessary information concerning the Settlement Boundary and to ask for your views again, when you have the full facts and a better map in front of you.

The Questions and Responses

All the questions, except Question 8, and a summary of your answers to the questions, except Question 8, are on the Annex attached to this letter. Below is a summary of the key responses:

Q1: The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan, 28 of these new dwellings should be "affordable". The Parish Council would like to see all affordable homes located on two sites that are closer to the village centre so that residents can make use of local shopping and service facilities. Do you agree with this approach?

72% of respondents in favour

Q2: Of the 28 "affordable" homes the Parish Council would like to see a mix of social rented, shared ownership and low equity properties in order to assist some first time buyers onto the housing ladder. Do you agree that a mix of housing types would benefit the Parish?

83% of respondents in favour

Q3: If adequate local demand exists, it might be possible for some of the building plots to be available for self-build projects. Please confirm if you would be interested in purchasing a plot and are capable of building your own house.

10% could be interested.

Q4: With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route, connecting Roke Road to Snow Hill and North Street, could be of benefit to the parish. The proposed route is shown on the attached plan, marked "SANG". If such a path were created, would you use it?

On a regular basis	16%
Occasionally	37%
Infrequently	23%
Never	21%

Appendix E

Q5a: The Parish Council would like to protect some existing open areas around the village from development, as they create breaks between the buildings and add character. Do you agree that the open areas, shown in pale green on the plan, should be protected against development?

81% of respondents in favour

Q5b: Would you prefer to see some, or all, of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites?

74% of respondents against development of the open areas

Q6: The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?

Aware of noise 64%

Not aware 34%

Q7: The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?

81% in favour of improvements to the access road

Q9a: The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?

Retain the buildings 42%

Demolish the buildings 34%

Q9b: Please rank the following in order of preference for how you would like the old school site used:

Community use 37%

Residential use 34%

Commercial use 28%

(weighted scores)

Your Comments

The vast majority of comments that you made are published on-line on the Parish Council website at www.bereregisparishcouncil.co.uk. If you want to see these comments and need a printed copy, please contact our Clerk on 01929 472327. The only comments that have not been included are those containing a personal reference which could identify the writer.

Our Responses

1. What we can and can't control through the Neighbourhood Plan.

The Purbeck District Council (PDC) Local Plan, following central government guidelines, presently calls for 120 houses to be built in northern Purbeck, mostly in the village, between 2006 and 2027. 40 of these have already been built, some will emerge as "windfall" developments, but there is a requirement for at least 50 to be built in one or more settlement extensions. There may, in the end, be a requirement for more than 50, because the Local Plan is under review at the moment, and the government may insist that Purbeck build more. So, whether we like it or not, provided a developer comes forward with a suitable site, or sites, we will see 50 houses built somewhere on the edge of the village. This was the number agreed in the PDC consultation on the Local Plan in 2010.

Our Parish Neighbourhood Plan cannot reduce the numbers required, but it can say where they should be built; it can increase the numbers if we believe there is benefit to the community in doing so, and, once settled and agreed, can help prevent developers from trying to get permission to build more than the agreed number. It can also help prevent the development of sites which have not been agreed by us through the plan.

So, by writing a Plan and agreeing it with you, the residents, through a local referendum (planned for Autumn 2015), and subject to the District wide Partial Review*, we will have the power to set the total number of houses and where the development areas should be.

If we don't have an agreed plan, a landowner and developer will be free to bring forward proposals for whatever number they think they can get agreement for, on any sites at the edge of the village.

Appendix E

Some people wondered why our proposals have changed from our last major consultation exercise 2 years ago. The answer is that we were then, as now, consulting on draft plans. Following the consultation, we took into account the responses and the views of the 16 people on our working groups to develop a further draft. We have also since had considerable professional advice from the team at PDC as to what is or is not permissible in a Neighbourhood Plan. Hence, we are again consulting on a further draft, which may, in the light of your comments, change again before we publish the final plan for your agreement.

We are now proposing a total of 70 houses, i.e. 20 more than Purbeck's minimum. Why? The Parish Council believes that demand for such a number exists; that the proportion of affordable homes as part of the mix will help satisfy demand, particularly amongst the younger members of our community, to live where they were born and brought up; that the school, our shops and pubs, and our village organisations will benefit from the modest population growth that 70 houses will bring. We also believe that the Partial Review* of the Purbeck Local Plan will, almost certainly, force an increase on us, so we may as well pre-empt that increase. 70 dwellings would represent an 8% increase in housing numbers over 20 years.

We also believe that we have the potential sites that will absorb these numbers happily without too much impact on residents or our infrastructure.

2. Does the Council own the proposed sites? Who would actually develop them?

The Council does not own any of the sites. All the sites are owned by private land owners who will probably sell to developers to make these proposals happen. The developer has various obligations that he has to meet; for instance, to make a substantial financial contribution to the (national) Community Infrastructure Levy; to create and maintain the "SANG" which we mentioned in the questionnaire; and to build an agreed percentage of affordable homes, which are subsidised by the profit made from market housing.

3. Two years ago the "Bonfire Field" was a "preferred site". Why wasn't it included in the last consultation?

Development of this site was considered, along with a scheme for traffic calming on Rye Hill. DCC have now advised us that traffic lights or a roundabout would not be allowed as a means of slowing traffic on that road, so there is no benefit in developing the site. Furthermore, the Parish Council is concerned that housing on that site could be somewhat detached from the village centre.

4. The field at Barrow Hill was also not included as a possible development site. Why not?

This site was rejected by Purbeck District Council due to poor vehicular access. The Parish Council agrees with that decision.

5. You didn't make clear where the access would be to the Back Lane site.

There will be no vehicle access to the Back Lane site through Butt Lane or off Back Lane. There are two possible routes in. One access route would be via the gap in the houses that exists on West Street between the Chanelles and the last terraced cottage. This route would require significant engineering, but it would lead directly into the site across Back Lane. We are recommending that the spoil from the engineering be used to create a noise reducing bund along the side of the by-pass. The other route could be opposite the Old Mill and would turn Eastward behind Back Lane into the housing development.

6. What about the additional traffic in the village?

Clearly, new housing, wherever it is put, will add traffic to the village. We will be asking that all new houses have adequate parking provision. The traffic problems we have on West Street are an issue, but we are working with the Highways Department at Dorset County Council to try and find some practical solutions.

7. Please can we do something about all the oversized, noisy traffic that forever blocks up our village – height restrictions and weight restrictions should apply AT ALL TIMES?

There are, at present, no weight or height restrictions on vehicles using West Street, because this is the main route to Milborne St Andrew from the East.

8. What about the dangers of rainwater run-off from the Back Lane and North Street sites? Will our sewerage system cope with the increased number of houses?

Developers will have to demonstrate that they can design and engineer solutions to these potential problems before planning permission is given. The Parish Council would not support any planning applications unless a solution is proposed.

Appendix E

9. What about the Old School site?

Because there has been some ambiguity about the ownership of the Old School site, and because the final decision to go ahead with the move of the school has only been taken fairly recently, we have rather ignored the Old School site, but your responses to this question will make us look closely at the potential of the site, both for housing and/or community facilities.

10. I was given to understand that the new school would incorporate community facilities, i.e. a new school hall that could be used.

At the time of the last questionnaire we very much hoped that a new school would be able to incorporate community facilities, but it has not proved possible to incorporate, for instance, a large hall. Although the Parish Council is working very closely with the School Governors on the new school project, for example, to provide the access drive over Souls Moor, the development of the new school is not part of the Neighbourhood Plan.

11. Could Self-build dwellings be sold on at full market price? Can Shared Equity houses be guaranteed to stay in use by locals in the future?

As yet, central government has not finalised the conditions of such schemes. If they were to follow the same terms and conditions as the CIL exemption for self-build, then the self-builder would need to live in it as their primary residence for three years before being able to sell on the open market. Households with a local connection will be given first refusal when an affordable home (social rented or shared equity) becomes available.

12. A pedestrian bridge over the A35 at the end of Butt Lane (Jubilee Trail) is badly needed.

We have looked into this but, in these times of financial austerity, funds are just not available for this sort of aspiration.

If you have any queries about any matters in this letter, please don't hesitate to contact me, or Amanda Crocker, our clerk, or indeed any of the Parish Councillors, for more information. You are all, as ever, very welcome to come to our Parish Council meetings (second Thursday in the month, 7pm, at the Drax Hall), when there is always an opportunity for parishioners to raise any matters they wish.

Yours faithfully

Ian Ventham
Chairman: Bere Regis Parish Council

****The Partial Review***

Purbeck District Council is currently producing the Partial Review of the Purbeck Local Plan Part 1. The first stage is called the issues and options stage, and PDC hopes to consult on this in late January. Evidence indicates that the district needs more housing, but exactly how much and where it will go will not be decided until the plan is refined. As the plan progresses, the District Council will continue to consult Purbeck residents.

Central Government has recently made some changes to planning policy guidance, setting a new threshold for developers providing affordable housing. The Neighbourhood Plan Group will be considering the implications of this in the New Year.

Appendix E

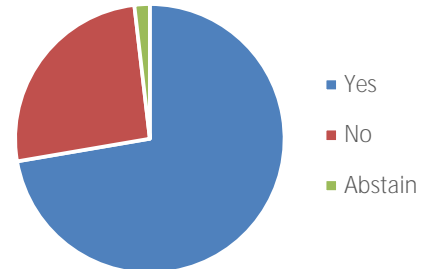
Annex

Bere Regis Neighbourhood Plan Questionnaire 2014 Summary of Results

Question 1

The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan, 28 of these new dwellings should be “affordable.” The Parish Council would like to see all affordable homes located on the two sites that are closer to the village centre so that residents can make use of local shopping and service facilities. Do you agree with this approach?

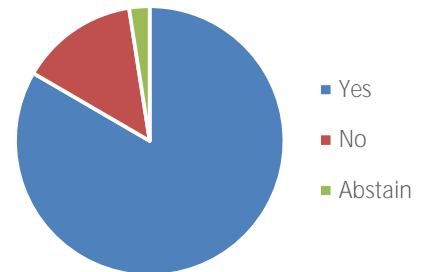
	Households	Individuals	Percentage
Yes	138	235	72%
No	41	84	26%
Abstain	2	6	2%
	181	325	100%



Question 2

Of the 28 “affordable” homes, the Parish Council would like to see a mix of social rented, shared ownership and low equity properties in order to assist some first time buyers onto the housing ladder. Do you agree that a mix of housing types would benefit the Parish?

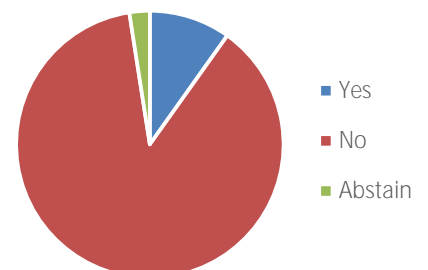
	Households	Individuals	Percentage
Yes	155	271	83%
No	23	46	14%
Abstain	3	8	2%
	181	325	100%



Question 3

If adequate local demand exists it might be possible for some of the building plots to be available for self-build properties. Please confirm if you would be interested in purchasing a plot and are capable of building your own house.

	Households	Individuals	Percentage
Yes	13	32	10%
No	164	285	88%
Abstain	4	8	2%
	181	325	100%

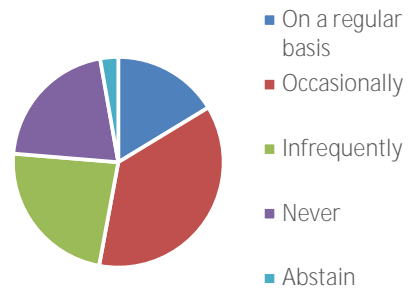


Appendix E

Question 4

With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route connecting Roke Road to Snow Hill and North Street could be of benefit to the parish. The proposed route is shown on the attached plan, marked “SANG”. If such a path were created, would you use it?

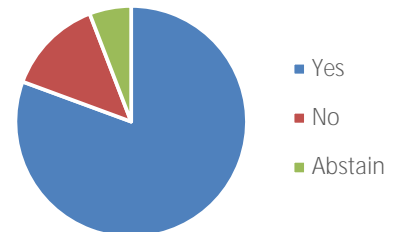
	Households	Individuals	Percentage
On a regular basis	27	53	16%
Occasionally	68	119	37%
Infrequently	43	76	23%
Never	38	68	21%
Abstain	5	9	3%
	181	325	100%



Question 5a

The Parish Council would like to protect some existing open areas around the village from development as they create breaks between the buildings and add character. Do you agree that the open areas shown in pale green on the plan should be protected against development?

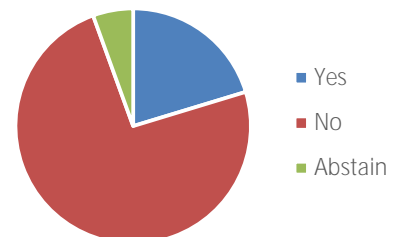
	Households	Individuals	Percentage
Yes	150	262	81%
No	22	44	14%
Abstain	9	19	6%
	181	325	100%



Question 5b

Would you prefer to see some or all of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites?

	Households	Individuals	Percentage
Yes	34	66	20%
No	137	241	74%
Abstain	10	18	6%
	181	325	100%

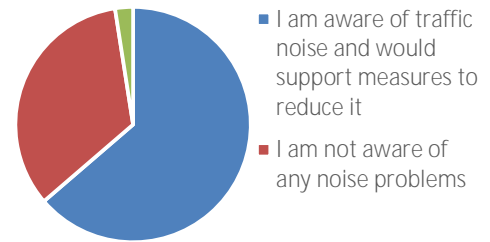


Appendix E

Question 6

The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?

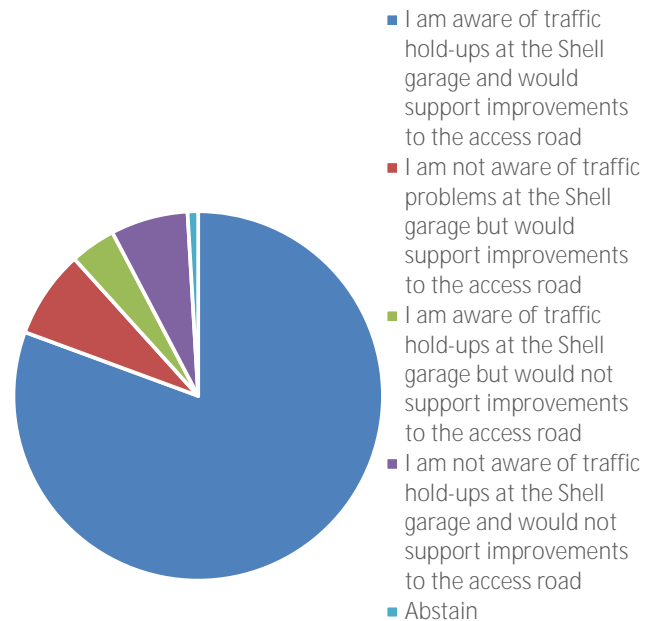
	Households	Individuals	Percentage
I am aware of traffic noise and would support measures to reduce it	111	207	64%
I am not aware of any noise problems	66	110	34%
Abstain	4	8	2%
	181	325	100%



Question 7

The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?

	Households	Individuals	Percentage
I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road	141	262	81%
I am not aware of traffic problems at the Shell garage but would support improvements to the access road	19	25	8%
I am aware of traffic hold-ups at the Shell garage but would not support improvements to the access road	6	13	4%
I am not aware of traffic hold-ups at the Shell garage and would not support improvements to the access road	13	22	7%
Abstain	2	3	1%
	181	325	100%

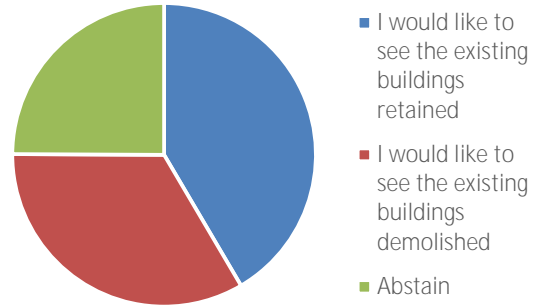


Appendix E

Question 9a

The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?

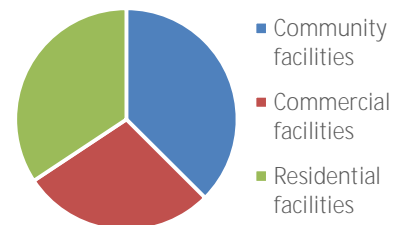
	Households	Individuals	Percentage
I would like to see the existing buildings retained	73	135	42%
I would like to see the existing buildings demolished	57	109	34%
Abstain	51	81	25%
	181	325	100%



Question 9b

Please rank the following in order of preference for how you would like the old school site used. (weighted scores)

	Total	Top	Second	Third	%
Community facilities	664	423	180	61	37%
Commercial facilities	500	183	202	115	28%
Residential facilities	608	345	168	95	34%
	1772	951	550	271	



Appendix E

Question 8b

If you disagree with the proposed changes please identify the area of dispute, and your reasons

- 4 The map is unclear.
- 1 I cannot see them on the plan provided. Not at all clear.
- 2 I think these plans are reflecting more than enough development as it is.
- 1 Sorry but from the plan/map provided I could not work out the settlement boundary to which you refer. Therefore, I had to disagree.
- 1 The area of the Playpark and the green in front of Turberville Court next to the church are at risk of building if the boundary is changed to include them in the settlement. Did the areas of pink that are possible building areas need to be included in the settlement boundary now?
- 1 Why not leave the village alone. The Council will not be happy until same is covered in concrete
- 2 This question is not particularly clear, why not establish the settlement boundary once development sites have been decided upon. I don't see the point in establishing this new boundary at this stage as it's still open to changes.
- 4 Why not include the old school field in the new settlement boundary and why was this removed compared to the original plan?
- 2 Village Centre (North and West Streets)
- 3 Unsure about boundaries
- 3 Boundaries unclear
- 2 Q8. Back Lane as the sight purposed for 48 houses will be directly behind our house probably looking into our house, and our view will be lost, & also our peace and privacy
- 2 There is no key to establish changes on the plan
- 1 I do not understand about the settlement Boundary
- 2 Unable to comment as unable to see understand the boundaries
- 2 Cannot tell off the plan what are the existing or proposed boundaries
- 1 cannot comment as plan is not at all clear
- 2 The scale of the plan is too small and is not clear enough for any view to be formed
- 2 Can't see the settlement boundary lines
- 2 A key on the map would have helped
- 2 It is all out of our hands
- 1 Do not understand map so can't reply
- 1 It excludes the old school site which was identified as the preferred option (by the Parish Council and the residents) for building in the "Where Shall we Build in Bere Regis" survey

Appendix E

done in Summer 2012. The outcome of which now seems to have been totally ignored and therefore was a waste of time and money.

- 2 The proposed sites in some areas are too close to the SSI, it should be maintained as green land and open space for existing residents not built right up to the permitted distance.
- 2 Disagree with and unclear as to why Shitterton is to be included within the designated settlement area as this would mean that under Purbeck Local Plan Policy LD there would be a presumption in favour of development. Further development might be in conflict with the character of the conservation area and access is constrained. No objection to the other minor boundary changes which appear to be in the nature of 'tidying up'.
- 2 Too much building for such a small village with limited public transport and employment opportunities
- 1 Elder Rd open space and elder rd playpark. I feel that including these two areas within the settlement area could result in less protection from development in years to come which surely cannot be the Parish Council's intention?
- 1 Elder Rd open space & Elder Rd play area, would these two areas be better protected outside the settlement boundary as they are now. To include these sites, to protect them, leads me to ask why the site behind properties on North St., which includes some rear gardens and a small paddock, are now to be excluded from within the settlement boundary. Does this change give the area more
- 1 No key attached to the map, so cannot comment.
- 2 Changes along elder road and Shitterton
- 2 Areas on elder road and Shitterton
- 5 It would appear that the changes to the settlement boundary would mean the Rogershill wind turbine and raceway would not be within our Parish boundary - I believe it should be!
- 1 I don't think it should be extended with the proposed settlements within the boundary it is not required.
- 2 Traffic going through West St
- 2 The plan needs to be more clear re the boundary to clarify the exact boundary line to be created
- 2 Couldn't answer as not sure where boundaries are on the map
- 2 Access to Rye Hill Close bad enough already
- 2 From the map it is extremely unclear where the proposed settlement boundary could be.
- 1 I cannot answer this question as your plan does not adequately show the existing and proposed boundaries
- 2 1. The drainage infrastructure for waste and surface water cannot cope now. 2. where the major development is proposed the traffic problems of West St will be increased
- 2 New boundary should not include proposed building to North of village (see letter attached)

Appendix E

- 1 I cannot see on plan to what you refer
- 2 I cannot identify the existing/proposed changes
- 3 Don't understand what it is
- 1 It is excluding land which the council could build on
- 2 The field at Barrow Lane should be available to build on
- 2 Not clear from the plan where these changes would be
- 4 The plan, scale and clarity is poor so difficult to objectively comment. The extension to the boundary in the area of the school offers little scope for building and could potentially bring pressure on extending the boundary further to incorporate the school field which takes away a green space on the southern side of the village.

Appendix E

Question 10 :If you have any other queries or comments regarding any of the issues raised in this questionnaire, please make them here:

The questions are poorly worded. By answering some of the questions you could be agreeing to a statement made in the question.

The map is too busy - too many lines and colours.

I believe that the majority of the "affordable housing" needs to be social rented housing.

please can we do something about all the oversized noisy traffic that forever blocks up our village hight restrictions and weight restrictions should apply AT ALL TIMES

48 houses at Back Lane seems an awful lot and as far as I'm aware Back Lane is not owned by the council, these houses would be very exposed to the dual carriageway road noise.

The questions seem to be worded in such a way that it's very difficult to give the correct answer e.g. do you agree that a mix of housing would be the best for the parish... What are the alternatives? The traffic noise I am aware of it but would not support measures to deal with it without knowing what that entails. I have given answers but am not happy about the choices given.

I am not against any of the proposed development sites. However I have not lived here long but do listen and the one thing I hear over and over is that there is not enough affordable housing for the next generation. So more housing must be a good thing. I have also heard people say they don't want it on their doorstep! You will never please everyone, I would just like to know how you will choose who can and cannot buy/rent these house. A long way off I guess before you go into that kind of detail

we need to provide more housing for our children to start with , like 1 & two bedroom affordable to buy or even easy rented.

we need to think of the future i.e. 10 yrs + not just now.

There is an absolute need for a designated building for the youth. As you are building more homes and a school this will only increase the number of young people that need facilities.

Scrap the skate park or utilise it within a designated youth facility such as the school site which could be combined as a learning facility.

Any other use of that site will just make the current road more dangerous and busier for the residents,

We need affordable housing and/or more units for the elderly, not palaces for the wealthy

Re the old School building would like to see a permanent Youth Club building in the old School Hall. Thus giving the opportunity for more youth work to be commenced in the village, the ownership of a building will allow endless possibilities for the young of the village.

The old school will make a good village hall and other facilities. There would be car parking on site and a ground floor will make it more suitable for disabled people.

Traffic levels high in Manor Farm Rd through Elder Rd. speed restrictions? Noise from Scout Hut activities can be excessive

I do not object to the proposed housing at the end of North Street but am concerned about increased traffic along this road. Will there be a separate access direct from the Shell Garage roundabout?

The site partially occupied by BT telephone exchange is only about a third used. Would BT be willing to offer unused space commercial, residential or community use

Allotments re-open in Butt Lane?

Access to any residential development must be very carefully considered.

We do not think any of the housing should be built as the infrastructure-eg-Drs surgery is insufficient to cope with the added load

There is no need for a new school, you all amaze me, that you cant wait to spoil the village. Souls Moor is a prime example, Half the village will be unable to get up Snow Hill's new road, because they are too old. What is it that you people cannot see!!

It is difficult to answer 9 without knowing what facilities the new school may or will offer.

Appendix E

With reference to No.9 the old school demolished/retained. This depends on the use. New residential development = demolished, community space = retained, if this would save money.

Traffic problems in west st - restrict parking to only one side. Enforce double yellow lines at bottom of Snow Hill and Butt Lane, Adequate parking , off-street, for new community facility.

I don't think there should be any new housing here, it's isolated there is nothing here - it's a very unfriendly village to live in anyway.

We believe the old school site would be best used for the community, ie village hall, re-utilise the old buildings for craft, sport etc. There is already car parking which is badly needed for such a venue

A number of trees around White Lovington are thought to have Preservation Orders. Please confirm that these won't be axed.

Thank you for your efforts, they are of great value. I totally support planned new housing, so many of the next generation would otherwise be forced to leave the area. I support walking routes but cannot use them myself as I am disabled

Would prefer that more residential units were incorporated on old school site alongside community facilities and fewer on Back Lane. That no. of proposed houses etc will generate way too much traffic on West St which is already used as a cut through to A35 to avoid Shell roundabout

I don't feel that i have been provided with enough information to visualise the village with these changes and therefore strongly disagree with the proposals at this stage.

Some of my questions are:

- How well would 48 houses sit in that area behind back lane, instinct tells me it would be cramped.
 - No access road to behind back lane has been shown in the map.
 - How would the SANG be made attractive, as at the moment it's an empty field next to a busy road, so I wouldn't be keen on walking that way.
 - what would be done to alleviate increased surface run off from new housing, which could contribute to flooding
 - how would increased traffic be alleviated
 - how would current parking in the village be affected
 - i believe that affordable housing should be spread throughout the village, there is no reason to have it near the shop / post office - people can walk there from most areas of the village!
-

This questionnaire is flawed. Question 1 is two questions. Are we agreeing to the proposed development sites or the affordable housing locations? With this flaw the responses cannot be valid. There is also no explanation about the intended change to the use of the old school / brownfield site. It would be far preferable to develop this for housing before using any of the greenfield locations in the village, but this no longer appears to be an option despite being included in the last Parish plan. aAlso there is no information as to why the plan has changed from that proposed last time. Will it change again? Is this consultation valid? This not in line with the original plan and we feel misled in the process. Have you truly considered the sites being proposed and suitability for housing (access etc). Have you considered the distance of the school site from the centre of the village; all community activities I have seen at the school have stopped for lack of participation (adult dance, childrens dance, aerobics). I think it is far too far from the village centre to provide community facilities (and also no explanation is given in what these would be, who would pay for them etc). therefore I feel that this whole consultation process is flawed with an uninterpretable questionnaire and limited information on some of the options available which will automatically bias the responses.

This would appear to be the best plan to date, keeping the the housing/village as a nucleus, off of potential flood areas and addresses access on/off the busy Rye Hill

Appendix E

Not sure where there is going to be building up Rye Hill. Building more houses in the village but there is only one shop and in West Street there are cars parked each side difficult to drive through also cars parked on pavements on streets making it difficult if you are elderly or in a wheelchair

Far too many units proposed for Back Lane. Too many vehicles gridlocking Butt Lane , Tower Hill, West Street. Develop the Old School site.

A new walking route is hardly a priority issue. We have plenty of social housing in the village already, it is simply poorly managed/allocated

The Old School could the village hall

Q2 think bringing lots of different people in from different areas may cause more problems

Q4. But what's wrong with the original route at Back Lane. You are trying to re-route to get access for new houses at Back Lane?

Q6. But this should have been done when the by-pass was first built, not now. It's a bit too late.

Q7. Problem may be sorted by putting traffic lights in.

By building more houses will over-populate the village. There are not enough jobs here for the present youngsters growing growing up without there own transport, also the surgery has problems with coping with the present population in the village. Before we know it we will be living in a town, not a village!! The whole reason most of us love living here!! Also whys that bridle path going from Sitterton up to the top of the gravel hill to Black Hill blocked by a farm implement?? I also think that people who live in the village and who havbe lived here for years should have first priority on the houses available, not people from further afield.

Please have garages/parking places for each new houseso that parking on the streets is not increased. It is bad enough now in west St and North St

Parking on West St is already horrendous due to people using it as 'Park and Ride' or setting down area, the relentless onslaught of church-goers and people not parking outside their own dwelling, With the new proposals in such close proximity this will impact us.

I think the Old School would make a very good village hall, it's got everything go for it

When leaving the Shell Garage to get onto the roundabout its very dangerous because you don't know if the car indicator means its going into garge or towards Dorchester. Its a accident waiting to happen,

The difficulty at the Shell Garage is getting back on the road having filled up . Getting in to the area is not a problem other than the volume of traffic at the roundabout

Q5b Perhaps 48 units at Back Lane woould be too many. Would need triple glazing etc re noise from the by-pass

If there are issues that with the Drax Hall, the village does not need a a new village hall, then those people should visit Durweston, Pimperne, & those other villages who have had superb village halls built. seeing a film (or trying to) currently in the Drax Hall is a joke! Sorry!

A pedestrian bridge over the A35 at the of Butt Lane (jubilee Trail) is badly needed. Crossing at this point is very dangerous.

I believe you should look at possible small housing developments on sites outside the immediate village boundary, ie Chamberlaynes

Q1 Feel that North street should have no further development and Back Lane considerably less if any

Steps need to be taken to make parking safe and less obstructive in West St.

I think any development in north Street would cause even more vehicular chaos to North St and at junction with west St. (there are also drainage problems)

Likewise I disagree with the building of such a lot of houses (if any) in Back Lane - ditto vehicular and drainage probs. West st is already dangerously over-used. Think more development around Rye Hill/White Lovington (with some affordable housing) and Old School areas should be considered. People on low incomes are surely more likely to use cut-price 'Out of town' shoppingthan our village centre which should be for community/school. Is there no land available building going away from village but still within its boundaries?

Appendix E

Old school would make an amazing midwifery led birthing unit

I would like to see affordable housing protected from people buying it then renting it out at market value

I would like to see a smaller number of houses being built. I think West Street traffic is more of a problem than the by-pass. The litter around the Shell Garage should also be addressed

Overall map design confusing - very cramped - West St unmarked, suggest larger scale & colour key code

West St is almost impassable at times (especially in the shop area) Parking on pavements and junctions and road humps also. Surgery also over-stretched

The map is not big enough as far as the actual village is concerned. There seems to be too much open land on the map and not enough room given to the roads in the village

a. The design of this survey does not give enough options for people to respond with their views and is biased towards the Council's own preferred options.

b. I don't understand why the last consultation conducted by PDC is now being ignored. The preferred option of Bere Regis Parish Council was for 25 dwellings on the current school site and 25 dwellings on site D giving a total of 50 dwellings which is all that was required to meet the Purbeck Plan. Why has this increased to 70?

c. The last Planning application for development of the Back Lane site was turned down by a Planning Inspector. What has changed to allow development of a similar scale this time?

d. The results of previous consultations clearly showed that villagers would prefer development on 2-3 smaller sites within the village rather than one large site. This response was based on the requirement for 50 houses in total. Building 48 dwellings on the Back Lane site alone contradicts this completely and also negates the results of any previous consultation as the quantities have changed considerably.

e. Since when has the old school site been considered as a possible site for community facilities? I was given to understand that the new school would incorporate such facilities i.e. a new school hall that could be used?

f. A major concern for me and one expressed by other residents in the past is the potential increased traffic flows through West St should development take place on the Back Lane site. The old school site and site D in the "Where Shall we Build in Bere Regis" survey would be a much more viable option for development with access developed onto the C6. As well as being far more able to take the increased traffic flows at peak times from a development of approx. 50 dwellings, careful planning would introduce features that would slow down traffic on this road which has long been a concern voiced by the Parish Council and villagers.

The school site should be used for the 12 units in that area. There would therefore be no disruption for existing homeowners. The school is too far out of the village for community use. It has never succeeded thus far in that occasional use. However, the volume of traffic on this road already causes major delays for access, more cars coming onto this road is not helpful, and also commercial and builders vehicles would be too much.

The questions are badly designed, they are giving no scope for real answers and are leading questions not open ones.

Comments relating to 9a above are in respect of the main brick buildings at the school site. No objection to the demolition of the 'temporary' type buildings and their redevelopment.

The new 48 unit residential site to the north west of the village appears to be disproportionate to the 10 unit site to the north east, although access would appear to favour the north east site. Perhaps the north east site should be increased and the north west site reduced.

I think the housing development will put too much strain on the current infrastructure, it will completely destroy the feel of the village. There is insufficient employment and public transport in order for it not to have a massive impact on the road network. You mention about measures to reduce the noise from the road and the proposals are aiming to build homes right next to the dual carriageway, seems to be a nonsense to me.

I am in favour of as much "affordable housing" as possible. I feel that we need some provision within the TOTAL housing development for accommodation suitable for older residents who wish to remain in the village in their later years when their current housing may no longer be appropriate for their needs.

The old school site should be used to provide all the required social housing, perhaps in conjunction with community or commercial development. This would avoid the problem of mixed developments where private owners are required to observe restrictive covenants whereas social tenants are not, thus causing conflict or resentment.

Appendix E

There seems to have been a significant increase in quarry / agricultural traffic movements through the village starting from 0500 and continuing up to 2200 hrs. I would like to see curfew times for HGV / Tractors & trailer combinations. i.e. no movements before a certain time and no movements after. In addition, a 20mph speed limit imposed on said vehicles. This would improve safety, reduce pollution and lessen the voice / vibration impact.

9b) With a possible community facility on this site I would think it unlikely a Doctors Surgery or Dentist would re-locate here but perhaps a permanent Youth Club building for Banter would make good use of the School Hall. The main School buildings could then be perhaps altered to create Business Offices, this leaves little scope to build houses anywhere on the site with off road parking for the facilities.

affordable housing needs to include family homes eg 3 or 4 bedroomed houses as well as single and 2 bedroomed ones

We very much oppose the number of houses proposed for Back Lane on the following grounds:

1. Traffic along West Street can be bad enough now, let alone if a further 48-100 cars are going through the village.
2. Access - where will this be, as Butt Lane and Back Lane just cannot be used!
3. Drainage - where will rain water drain away? We feel this could have a really bad affect on back lane and the houses backing onto the lane, plus possible flooding of West Street

Q4 A bridge over the A35 connecting the Jubilee Trail between Butt Lane and Bere Down is hugely needed as the traffic heavier, it is becoming incredibly dangerous to cross.

Youth club is very important and releaves the stress from school.

i would like to see the school used for us as a youth club and place to go for groups and things.

The Existing School should be extended and built on to Not shut and all children moved to a new building

There is far to much traffic on West St now, with 48 units on Back Lane it will be horrendous, coming out of Butt Lane will be even more dangerous

Could buildings of school plus its site be considered for a mixed use development of community, residential and commercial space as a 4th option?

Not a very good map

have concerns about access to the Back Lane developments and also whether the sewage system can cope with the extra housing

Further building in Rye Hill Close Road - a danger for access to & from road

Q6. What measures are you writing about? Building on Back Lane w problems here and elsewhere.ould have an enormous 'noise' effect on those houses. If you want to reduce noise then don't build on Back Lane.

Q7. and I wouldn't build those extra dwellings which would clearly create traffic problems here and elsewhere.

I feel that any further building will have a deleterious effect on the traffic, drainage and sewage infrastructure and thus reduce the unique village atmosphere here, Any building that has to be done will have less effect on the site of the old school

Q1. The affordable homes should be located on all 4 sites

Concerning Self-build, we would be concerned that this option could be development by stealth. What check or guarantees are there that self-build would be p....? built by the people that will live in them and not by a private landlord or property entrepreneur? What are the red lines on the attached map? What do they signify? Commercial activity in the old school site could generate some much-needed jobs in the village

The North St development is impracticable as the road is extremely narrow and already used for extra parking by people using the Sports Club where parking is very limited. This is not only at W/e s but in the summer cricket during the week & through the year various club meetings ie weight watchers. People will ALWAYS park at the most convenient place for THEM regardless.

Q4. I do not agree. Back Lane has existed for at least 500 years. leave it alone. To what extent can the council interfere with a right of way?

I strongly object to the over-development of the Back Lane site. It will tear the heart out of the village. These proposals are turning a village into a suburb. The village infrastructure cannot support such massive development.

Appendix E

West st to have yellow lines on one side. People who live in west St who have off-road parking should always use that & not park in the street as this reduces available parking for shop & post office. What is happening to the British Legion Hall - cannot that be used as a village hall?

I feel insufficient attention is given to the impact of access and infrastructure (drainage etc) to the two main areas. Any new development should have ease of access to the main roads, not the village roads, Also the Fire Station should be moved to the old school site

There is an enormous increase in motor-vehicle traffic in West St. Could the traffic lights at the cross be re-introduced?

I would prefer to see the community facilities on the Back Lane site and those houses on the existing school site

Our apologies, but we cannot answer these questions until we know more about the proposed development particularly in relation to access for the Back Lane proposal

Although I am in favour of the 70 new dwellings proposed I would like to point out this could mean a large amount of new patients for our surgery to cope with, and with our elderly population living longer thanks to our wonderful NH system, this could also bring extra pressure. A new surgery has been under discussion for some time but as yet to my knowledge no suitable site is available.. May I suggest the old school site could be a possibility.

-
1. The last survey in 2010 said only 35% agreed to building on plot A (Back Lane). Why has this now been ignored? Therefore the last survey was a waste of time and money.
 2. Building off Back lane was turned down several years ago because of flood and traffic issues. What has changed now to make this possible?
 3. Why isn't the school site being considered for development? Surely Council could make money from the development instead of Drax Estate
 4. Wildlife & bats present in back lane. these would be lost
 5. increased traffic through West St if Back lane developed
-

Q1. All the proposed new housing seem to be within easy (walking) reach of shops and other services

Parish Council has done its homework well

New housing should be built where access is easy, eg adjacent to existing roads and away from the A35

Q1. The original allocation by Purbeck Council was 50. Why increase to 70?

Q4. There already is one (walking route)

Q7. No worse than anywhere else (Traffic). What about West St, Elder Rd, Manor Farm Rd, Rye Hill, Southbrook?

How is it intended to access Back Lane? Where will traffic be routed? There is far too much traffic using the village already
The proposed walking route (SANG) must be served by plenty of dog poo bins!

Allocating number 3 as the highest priority number in question 9 is badly considered and open to misinterpretation as most people consider number 1 as highest priority.

Other Comments

It looks like a good plan

We will support most initiatives that prevent any possibility of urban sprawl which we had to endure at our last address and moved here to experience something much better

Would like to see a large Car Park in the New School for childrens safety

With regards to the traffic noise from the bypass; this is no worse than that of vehicles going up the A35 Poole Hill.

This is all a done deal and has always beensame as all middle schools being closed



BERE REGIS NEIGHBOURHOOD PLAN

THE FINAL DRAFT



WHAT IS A NEIGHBOURHOOD PLAN?

DIRECT POWER FOR A COMMUNITY TO SHAPE AND INTEGRATE DEVELOPMENT AND GROWTH IN LINE WITH PDC LOCAL PLAN INCLUDING:

- **AREAS AND NUMBERS FOR NEW HOMES**
- **ENHANCING COMMUNITY AND EMPLOYMENT FACILITIES**
- **PROTECTING ENVIRONMENT**
- **DETERMINING FUTURE PLANNING APPLICATIONS**



THE HISTORY

- **PARISH COUNCIL LED**
- **WORKING GROUPS SET UP IN 2012**
- **PUBLIC CONSULTATIONS**
- **PROFESSIONAL ASSISTANCE FROM PDC**



THE VISION

**TO SUSTAIN A SAFE AND LIVELY PARISH COMMUNITY,
CENTERED ON THE VILLAGE OF BERE REGIS**



OUR FOCUS

WELL DESIGNED AND INTEGRATED NEW HOUSING TOTALLING

105 NEW HOMES

40% AFFORDABLE HOMES ON THE LARGER SITES

COMMUNITY FACILITIES INCLUDING A NEW COMMUNITY HALL

EXISTING AND NEW EMPLOYMENT OPPORTUNITIES

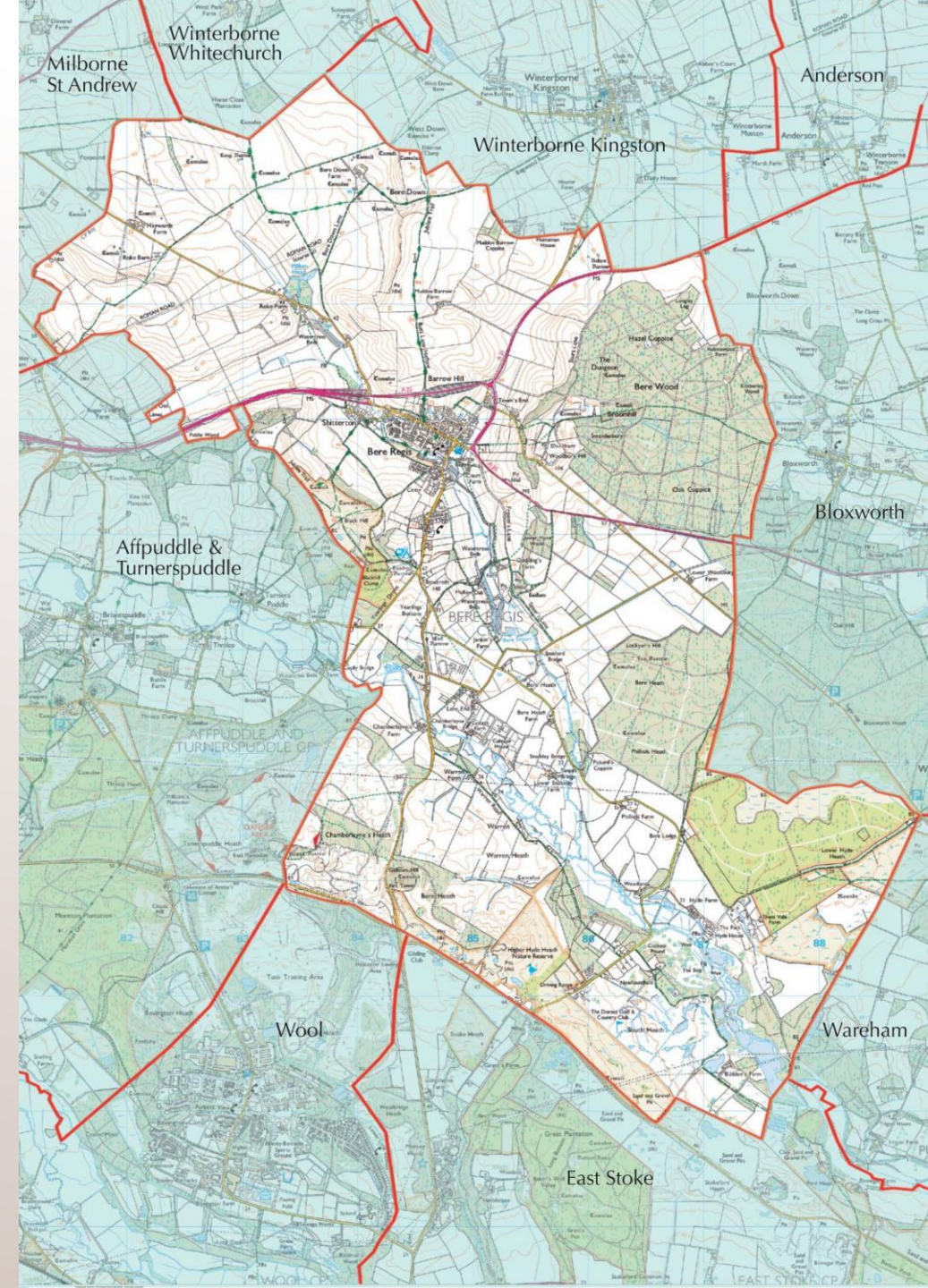
PROTECTING AND ENHANCING THE ENVIRONMENT

PREVENTING UNCONTROLLED DEVELOPMENT



THE PLAN AREA

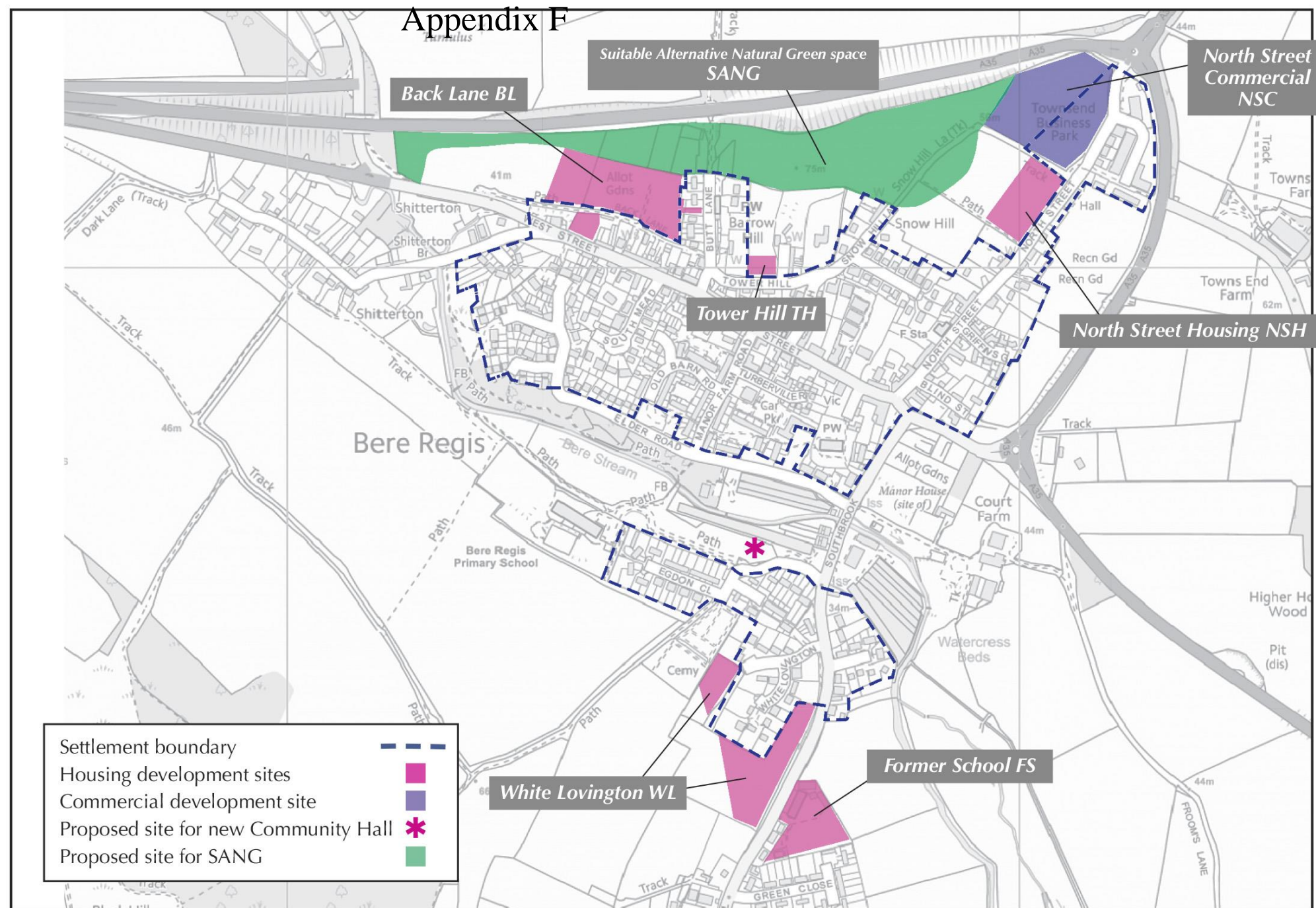
THE PARISH OF BERE REGIS,
CENTRED ON THE VILLAGE



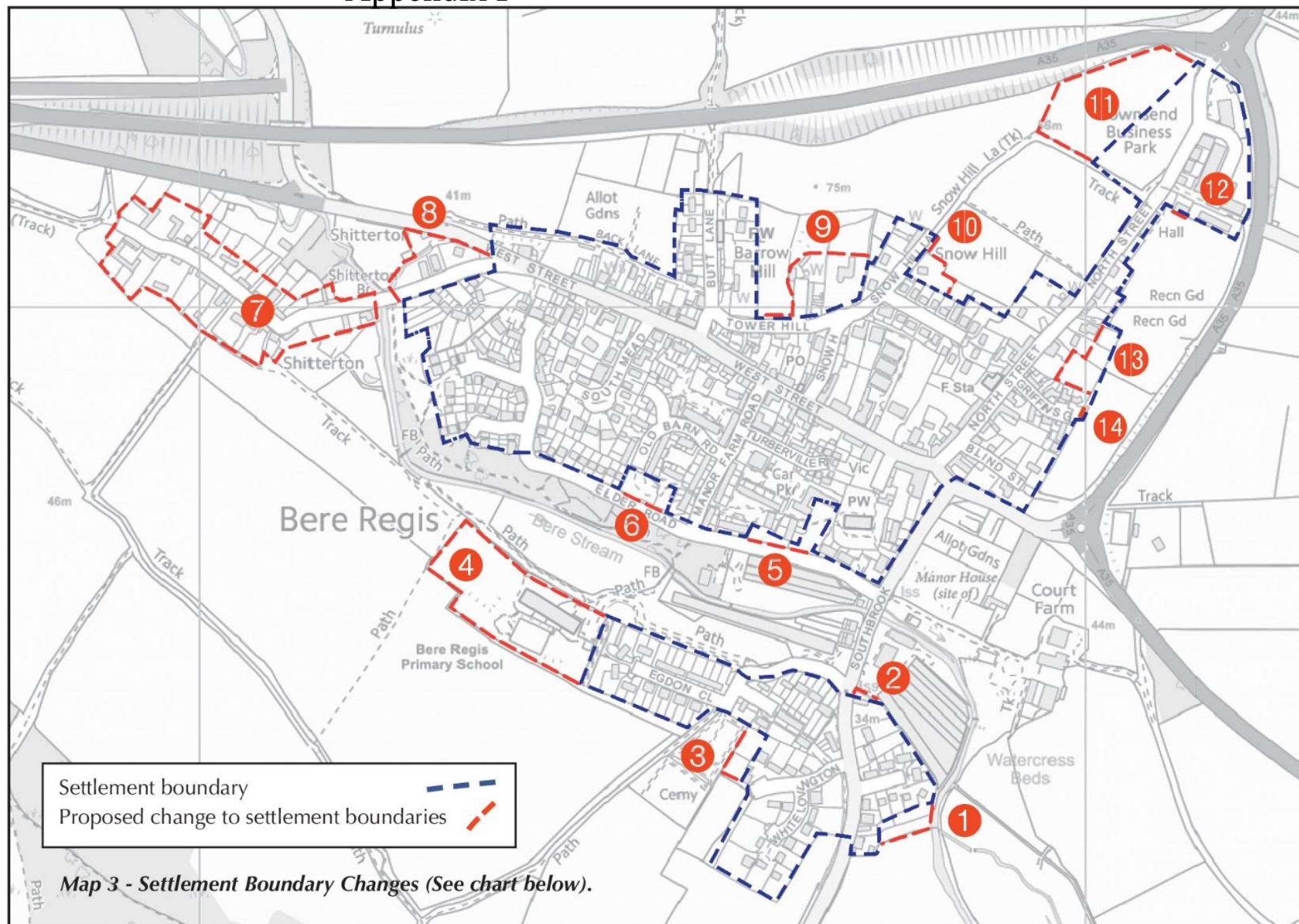


PROPOSED DEVELOPMENT SITES

BL 55 UNITS
NSH 10 UNITS
TH 5 UNITS
WL 12 UNITS
FS 24 UNITS
NSC



SETTLEMENT BOUNDARY CHANGES





Appendix F

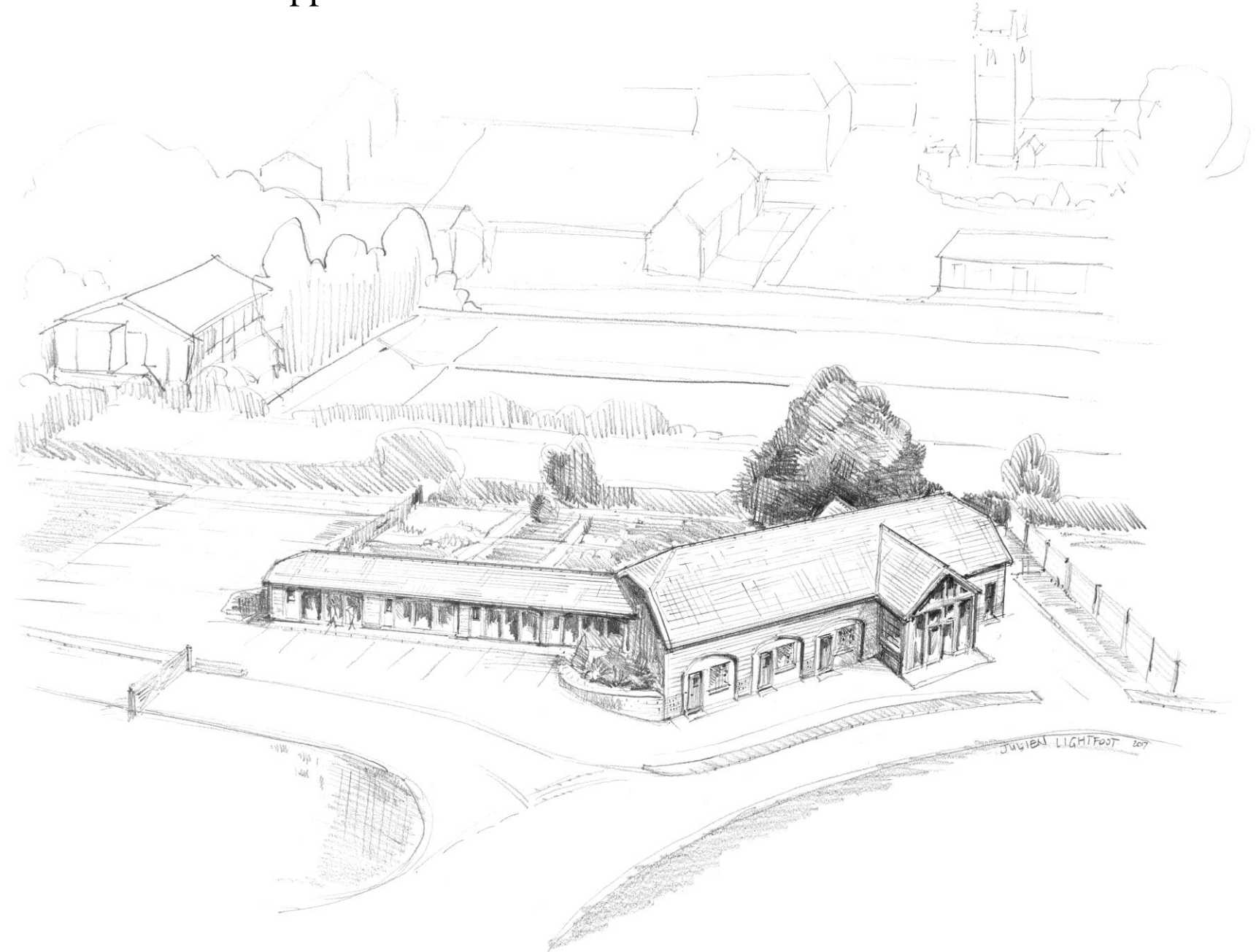
This map illustrates the settlement boundary of Bere Regis, outlined by a dashed blue line, and identifies various community services and facilities marked by orange squares. The settlement is situated along the A35 road, with the Bere Stream flowing through its center. Key facilities include the New School (Bere Regis Primary School), Scout Hut, Church, Drax Hall, Fire Station, Sports Field & Club, Filling Station, Chapel, Shop, Post Office, Dentist, Doctors, Car Park, and Drax Arms. The map also shows surrounding areas like Shitterton, Townsend Business Park, and Towns End Farm. A legend in the bottom left corner defines the symbols used.

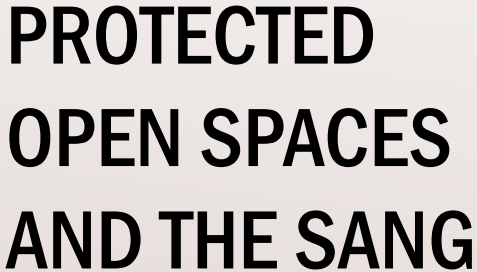
Settlement boundary
Community Services & facilities

Map 4 - Community Services and facilities.



PROPOSED NEW COMMUNITY HALL CONCEPT





The map displays the village of Bere Regis, bounded by a blue dashed line. Key features include the A35 road running along the top and right edges, and the River Frome flowing along the bottom right. Public open spaces are highlighted in light green, including areas around the church, the school, and the riverbank. The proposed site for the SANG is shown in dark green, located in the central part of the village. The map also shows various streets, paths, and landmarks such as the church, school, and several farms.

Legend:

- Settlement boundary (Blue dashed line)
- Public right of way (Red dashed line)
- Public open spaces (Light green)
- Proposed site for SANG (Dark green)

Map 5 - Important Open Spaces.



WHAT HAPPENS NEXT?

- FORMAL EXAMINATION BY AN INSPECTOR
- FULL DISTRIBUTION OF PLAN TO ALL HOUSEHOLDS
- REFERENDUM (PERHAPS APRIL/MAY)
- IMPLEMENTATION

BUT

IMPLEMENTATION TIMESCALE DEPENDS ON THE
LANDOWNERS AND DEVELOPERS, NOT THE PARISH
COUNCIL!

REMEMBER ALSO

IF THE PLAN IS NOT PASSED AT THE
REFERENDUM, PRESUMPTION IN FAVOUR
OF PLANNING GOES TO THE DEVELOPERS