



Bere Regis

Neighbourhood Plan





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Acknowledgements.

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Introduction

This Neighbourhood Plan has been prepared by the community of Bere Regis. It sets out a vision and objectives for how the Parish of Bere Regis will develop from 2019 to 2036. This text is supported by maps and Supporting Evidence (SE), as mentioned in the text. All of the supporting evidence is available to download from www.bereregisparishcouncil.co.uk.

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

When work commenced on this Neighbourhood Plan it was envisaged that it would provide a comprehensive document that dealt with all areas of the parish, intended to provide guidance on the activities and aspirations of our residents. However, after receiving advice from our local authority colleagues, it became apparent that the plan was required primarily as a guide to what residential and commercial development should be allowed, together with identification of appropriate sites. Consequently, this plan deals with the provision of additional housing, as required by Purbeck District Council (PDC); encouraging a range of dwelling types to meet demand. This plan also seeks to protect sensitive areas including the Conservation Area by avoiding inappropriate development or overdevelopment, while providing support for local shops, facilities and businesses.

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

This Neighbourhood Plan seeks constructive change intended to meet the needs of current and future residents while protecting and enhancing those features that contribute towards the character and essence of the parish. Once agreed, the Neighbourhood Plan will form part of the statutory



development plan for the area, which means it will be used to guide future development in the Parish and determine planning applications.

This Neighbourhood Plan relates to the Parish of Bere Regis. The plan area was designated by PDC on 14th January 2014. The extent of the plan area is shown on **Map 1**.

Vision & objectives

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

To achieve this, our objectives are to:

Facilitate the development of a sufficient quantity of new housing to meet local demand, with a range of affordable, shared ownership, and market properties.

- Ensure that new housing is designed to fit well with the local streetscape and blend with the vernacular architecture.
- Ensure that new developments integrate well with existing housing in order to maintain a strong sense of community.
- Support and sustain existing community facilities and services, including social, sporting and leisure facilities plus medical and emergency services. This plan also supports the provision of a new community hall and further recreational opportunities.
- Support existing and new employment opportunities in the parish.
- Protect and enhance our environment including support for local wildlife habitats, Local Green Spaces and public rights of way.



Legislative Requirements

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

- have regard to national planning policies, guidance and advice;
- conform with the strategic policies of the development plan for the Purbeck area (PLP1);
- not breach, and otherwise be compatible with, European Union (EU) obligations and human rights requirements;
- contribute to the achievement of sustainable development;
- demonstrate that it can mitigate any potential impact on European protected sites, and;
- demonstrate that it can mitigate for any potential environmental impacts.

Pursuing sustainable development is at the heart of the National Planning Policy Framework (NPPF), which states that plan making and decision taking should be made with the aim of achieving sustainable development at a local level.

Sustainable development incorporates three inter-related components, namely; environmental, social and economic. It is the responsibility of the Local Planning Authority (LPA) to ensure that all three components are balanced effectively. Planning policies are the starting point for decision making and it is essential that policies allow positive environmental, social and economic benefits in order to achieve a sustainable future. This means seeking improvements in the quality of our built, natural and historic environment as well as improving people's quality of life. There should, therefore, be gains in building design, including the replacement of poor design with high quality design; increased biodiversity and amenity value within a locality; promotion of job opportunities through the protection of, and increase in employment space; protection from natural risks such as flooding, and; the provision of a balanced and high-quality housing stock.

Neighbourhoods have been encouraged by the Government to develop plans which support the strategic development needs identified within the Local Plan as well as positively supporting and shaping development within their area. The Bere Regis Neighbourhood Plan seeks to manage future development through the parish in a positive and supportive way so that the community, and the structures which support it, are sustainable for future generations. It is intended that careful implementation of the policies will bring about an overall improvement in the quality of both the natural and built environments, as well as enhancing residents' well-being and overall quality of life.

The Consultation Statement (SE1), shows the process followed in the production of this Plan.

Purbeck Local Plan Part 1 & the pending review

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

Following an update of the Strategic Housing Market Assessment (SHMA) and publication of the government's standard methodology for identifying housing need, PDC is reviewing their local plan based on delivering 170 additional homes per year from 2016, instead of 120 as indicated in PLP1. The Parish Council has worked closely with PDC and it has been agreed that 105 additional dwellings should be provided in settlement extensions around the village of Bere Regis during the plan period to 2036.

This figure of 105 dwellings has been included in PDC consultations during 2018, as part of their comprehensive Local Plan review, which is due for adoption in late 2019. Consequently, any references to PLP1 policies in the Neighbourhood Plan also refer to policies in any subsequently adopted Local Plans that cover the Bere Regis parish.

Information about the parish of Bere Regis

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

The village of Bere Regis is situated in the Bere valley and lies on an important intersection between the main A35 and A31. The C6 runs south from the village to link with Wool, while the Winterborne Kingston road provides a link to Blandford Forum in the north. Immediately around the village are the hills of Bere Down, Woodbury Hill and Black Hill. From any of these viewpoints it is apparent that the most outstanding characteristic of the village is the way it nestles above the Bere Stream, with much of the village enjoying a southerly aspect.

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

Population Profile - The 2014 mid-year estimate from the Office for National Statistics (ONS) indicated a population for the parish of 1,762 made up of 61.8% within the age range 16 to 64 years of age, and an even balance between males and females (**SE2**). Population diversity in the parish was 97.9% white British and 2.1% BME (black and minority ethnic) with just 0.8% whose main language is not English. Data shows that 30.5% of residents are classified as residents of isolated rural communities with 22.4% classified as residents of small towns. The same proportion (22.4%) of the population are described as successful professionals living in suburban or semi-rural homes (**SE3**).

Housing - The 2014 mid-year estimate suggests 841 households in the parish, made up of 27.1% comprising a single person, 34.9% married couples with or without dependents, and 10.6% cohabiting with or without dependents. The data indicates that 58.8% of properties in the parish were owner occupied; 38.4% rented, and; 1.9% comprised second homes.

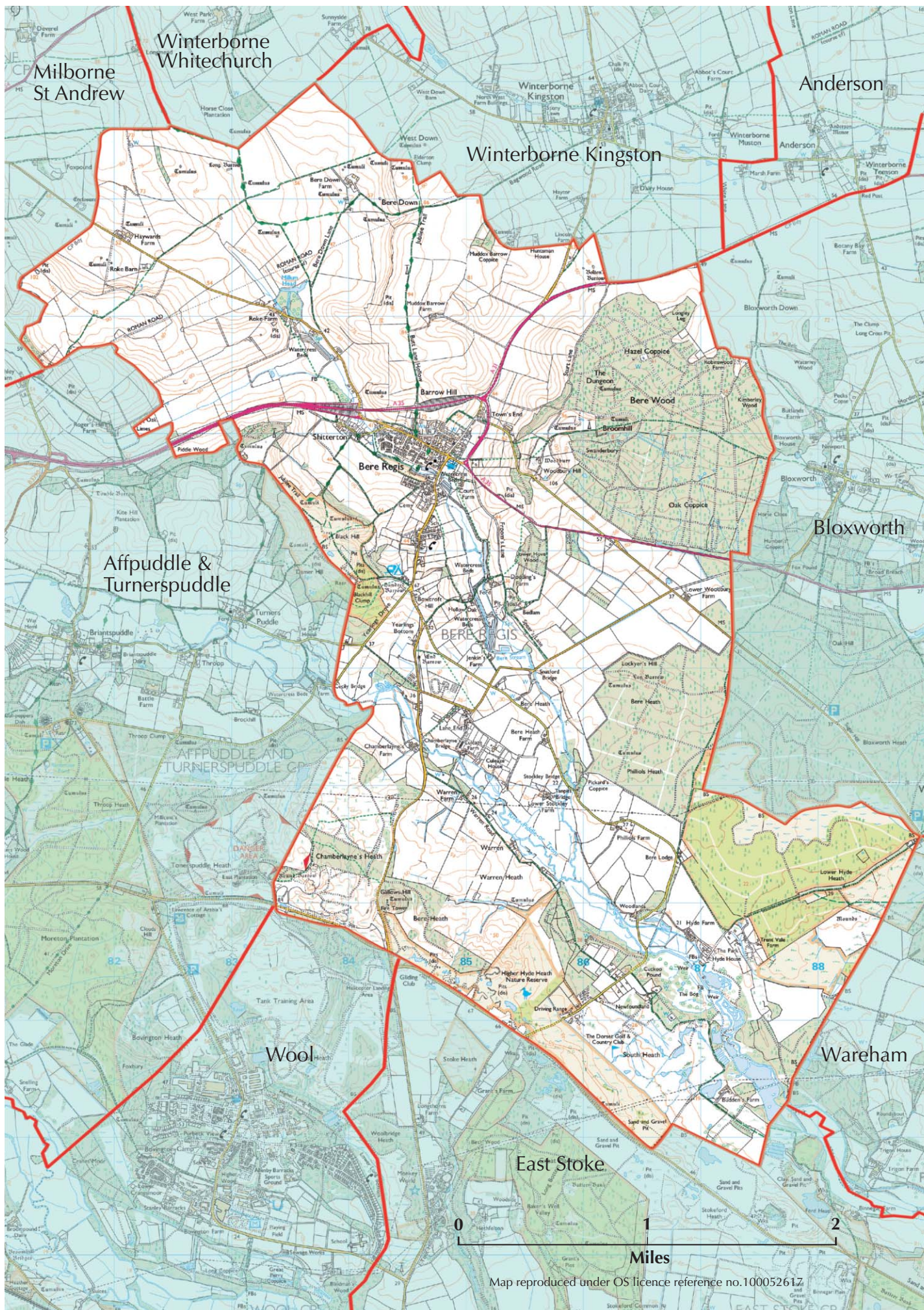
Access and Connectivity - There is a limited bus service connecting Bere Regis to Dorchester and Winterborne Kingston (four a day). Two buses then continue from Winterborne Kingston to Blandford Forum. Due to the poor public transport facility, residents of Bere Regis are very car dependent with statistics showing that just over 80% of people travel to work by car. A table showing car ownership is included at **SE4**.

Bere Regis Parish Council has set up a neighbourhood car scheme to assist those with mobility problems or who are unable to rely on public transport. This service helps parishioners with travel to hospital and dental appointments, shopping, interviews, and transport to college. There are school buses that operate at either end of the school day during term time to take students to Lytchett Minster and The Thomas Hardy School in Dorchester. Members of the public can use these buses for transport if space is available. There are also mini-buses that transport students from the village to some of the private schools in the area.

Economic Activity - A classification adopted by the ONS is the socio-economic classification, which groups the population based on occupation. The largest group in the parish of Bere Regis is lower managerial, administrative and professional occupations (class 2) representing 22.6% of the residents. This compares to 20.8% in England and Wales (**SE5**).

Education - Figures from the ONS indicate that 27.1% of Bere Regis residents have qualified at Higher National Certificate (HNC) or higher, compared to 27.2% in England and Wales. Just 4.4% of Bere Regis residents have no educational qualifications compared to 5.7% in England and Wales (**SE6**).





Map 1 - Bere Regis Parish Boundary

The Village History

General Background -The Historic Environment Statement (SE7) gives detail on the history of the parish and how it has evolved through time. The Statement suggests that there may have been a prehistoric settlement on the same site as the village. However, the existing village is thought to be of Saxon origin and flourished in the mediaeval period due to its royal patronage and the annual Woodbury Hill Fair. Sadly, very little architecture remains from the mediaeval period due to severe fires in the 17th, 18th and 19th centuries.

In 1981 much of the village was established as a Conservation Area. The extent of this designation is shown on Plan 3. The Conservation Area covers the older parts of the village together with the hamlet of Shitterton, which still retains a somewhat separate identity. In 2002 a Conservation Area Appraisal (SE8) was produced by Purbeck District Council, which documents the important architectural features of individual buildings, and describes the vernacular styles apparent within the village. This appraisal provides supplementary planning guidance that will be used in determining planning applications. Another important feature of the village are the back lanes that link principal streets with the surrounding countryside. These green lanes are of historical importance and add much to the character of the village.

Housing - Until after the First World War, most housing was provided by the surrounding estates, often under service agreements including agricultural tenancies. From 1938 onwards, the village benefited from new housing development, mostly council owned, together with some commercial developments. The residential developments include:

- Southbrook begun in 1938/39, finished in 1945/49, about 20 properties.
- Sitterton Close begun in 1939/40, finished in 1945/46, 12 properties.
- Egdon Close completed in 1945/47, 24 properties.
- Green Close completed 1949/51, 32 properties.
- Southmead completed 1968/69, 19 properties.
- Boswells Close 1966/71, 17 properties.
- Manor Farm Road, Old Barn Road and Elder Road, all date from the late 1970s

- Turberville Court provides sheltered housing and also dates from the 1970s
- Cyril Wood Court, a retirement home for artists, opened on the north side of West Street in 1976.

The 1980s saw a reduction in the provision of new public housing, with encouragement for market housing. This resulted in the housing estate being developed at the western end of Elder Road together with its two satellite roads, Stanbarrow Close and Bitchams Mead. There have also been developments at Kingsbere Court and Woodbury Court, together with individual houses built on infill sites around Snow Hill and in Shitterton. White Lovington was developed in the 1990's, while Griffins Gardens, a mixed development site of 18 houses off North Street, was completed in 2008 and Springrove to the west of North Street was completed a few years earlier.

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

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

The Natural Environment - The parish of Bere Regis follows the path of the Bere Stream from the chalk downs in the north-west, through the sands and gravels around Bere Regis village, to the heathland in the south-east. This contrasting geology and varying land use provides an exceptional setting to the parish.

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



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

The local countryside is particularly rich in areas of wildlife interest, with five Sites of Special Scientific Interest (SSSI) and 10 Sites of National Conservation Interest (SNCI) within the parish (**SE9**). Most of these sites are accessible from the network of footpaths radiating from the village. Black Hill SSSI and Higher Hyde Heath SSSI are also designated as European Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (wetland sites of international importance). Black Hill is a popular walking area for locals and visitors and provides superb views to the north and the south. The hill is in private ownership but is managed by Natural England under a Countryside Stewardship Management Agreement. Work focuses on scrub management for the enhancement of a rare type of heathland habitat.

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

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

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

Business and Employment - Although mainly a dormitory town for the Poole/Bournemouth conurbation and the county town of Dorchester, the parish has a reasonably vibrant commercial sector. A Parish Council survey conducted in 2012 (**SE1**) determined that apart from farming there are 44 commercial enterprises in the parish, ranging from sole traders to The Dorset Golf & Country Club, which employs 80 people at the height of the tourist season. A small industrial estate at the end of North Street, known as Townsend, is home to a few businesses, while the filling station provides a useful retail outlet, together with employment for several local people. The total number of people employed in the parish, including those employed in farming, is estimated to be about 250.

At one time, farming would have been the mainstay of commercial life in Bere Regis, along with supporting industries such as blacksmiths, mills, machinery dealers, and feed merchants. However, all dairy farming has ceased; several farms have been

amalgamated to form larger holdings, while others are now farms only in name since land has been sold and the farmhouses are occupied purely for residential purposes. There are eleven identifiable farms in the Parish with eight of them still operated as commercial units. These are generally operated by tenant farmers, mostly of the Drax Estate. Nearly all the farms are family run with the assistance of occasional employees or through use of agricultural contractors.

Community Facilities and Services - Bere Regis Parish, and in particular the village, enjoys a wide range of facilities and amenities, many of which are provided by voluntary clubs and associations. These contribute greatly to the quality of life enjoyed by residents and visitors. The central location of Bere Regis within the county, and its long history, together with the variety of facilities and rural amenities that are available, have created an excellent environment in which to live, work and play.

Emergency and Medical Services - The village is served by a dental practice and doctors surgery, both of which are located centrally in the village. PLP1 highlighted a need for additional space at the local doctor's surgery. However, recent communication with the medical practice suggests that this is no longer the case. Bere Regis also supports one of three retained fire stations in the Purbeck area. There may be capacity for the fire station and/or the local doctor's surgery to re-locate to the Townsend employment site if the need should arise.

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

Meeting Places - The village benefits from several small, long established venues including the Drax Hall, Scout Hut, Sports Club and Golf Club, all of which can be hired for events. The Parish Plan identified that the Drax Hall is no longer fit for purpose, and this Neighbourhood Plan encourages provision of a replacement Community Hall.



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

Applying Fields in Trust rural standards indicates a shortfall in children's play equipment of 0.19ha and pitch provision of 0.13ha within the parish. Adoption of an area of land immediately to the south of the sports ground, identified as Green Infrastructure in PLP1, would go some way to addressing this imbalance.

In addition, there is a good network of public and permissive rights of way that generally radiate from the village. These provide public access to much of the Parish. Bere Regis Parish Council would like to restore a bridleway link across the A35 which was broken when the bypass was built in 1982. The Parish Council supports the provision of additional open space for informal recreational and dog walking opportunities. Housing policies within this plan include opportunities for the provision of additional open space.





Other Services - Bere Regis enjoys various retail outlets, food outlets and public houses in the parish. These facilities not only help to meet the community's needs, but also serve the tourist trade and contribute in many ways to clubs and societies. These are places where people meet; they display notices and adverts, and at times they are used as collection points for community questionnaires and feedback forms. All of these businesses depend on trade from local people, but also serve a wide area outside the Parish, together with the seasonal tourist trade.



Southern By-pass Route

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

Planning Policies

Planning applications for development in the Parish of Bere Regis will be determined in accordance with local and national planning policies, with reference to planning guidance. However, policies in this Neighbourhood Plan are intended to provide greater local detail than is available in those other documents, and this Neighbourhood Plan will be relied upon when determining planning applications.

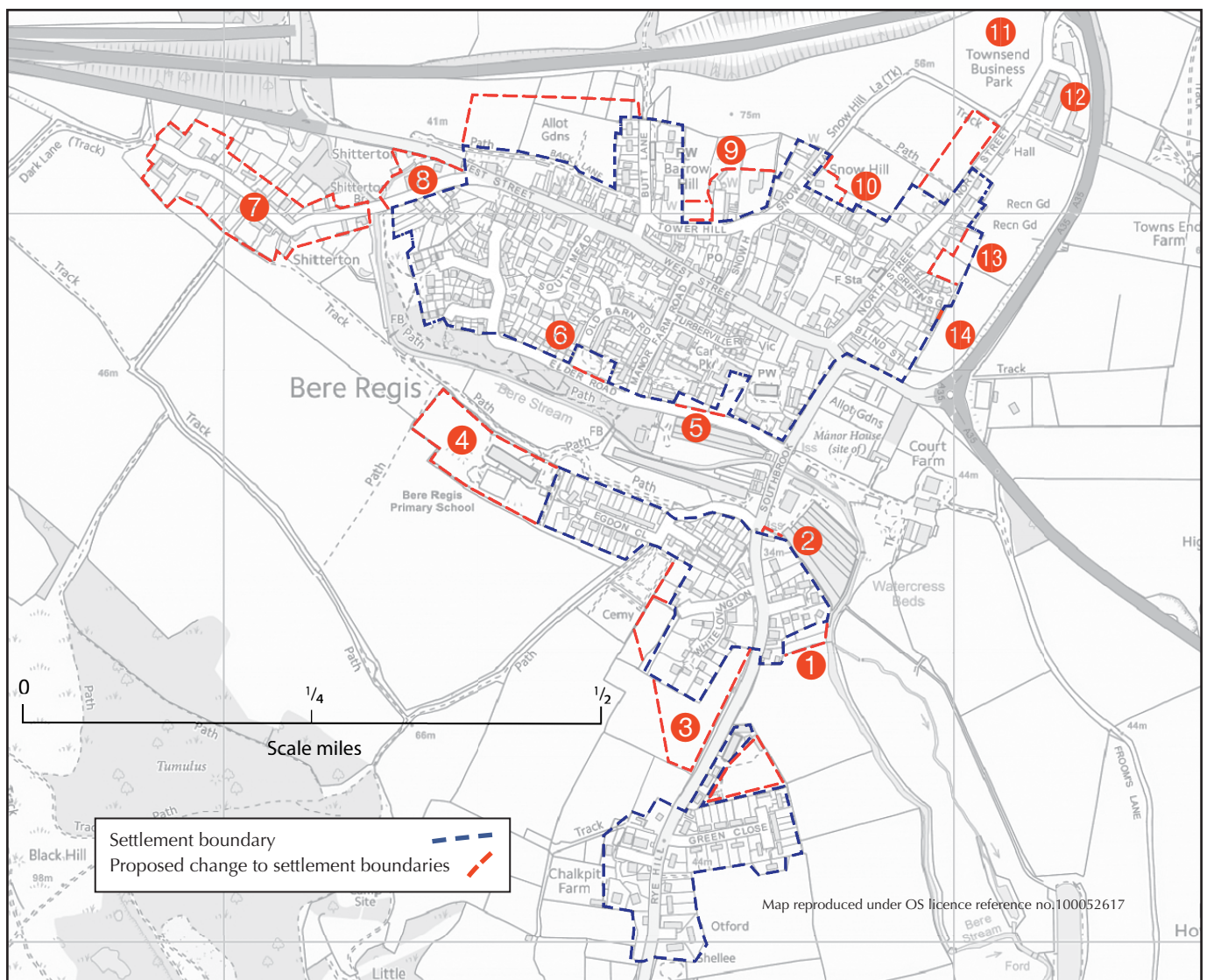
national planning policies. Some development can be allowed outside of the settlement boundary, such as residential development in rural exception sites, provided proposals accord with planning policy and meet a proven need. This Neighbourhood Plan proposes changes to the settlement boundary as detailed on Map 2. These changes are based on findings detailed in the supporting evidence (**SE10**).

Settlement Boundaries

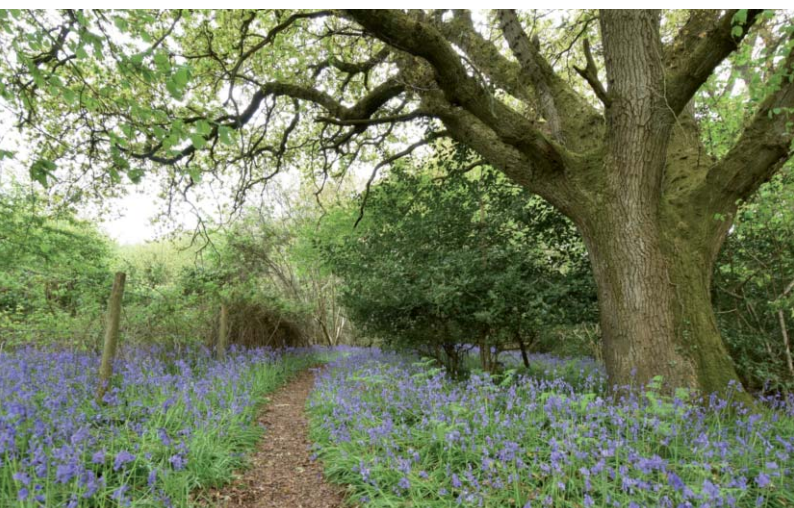
Settlement boundaries identify the envelope within which development will be allowed, subject to the proposals being in accordance with local and

Policy BR1: Settlement Boundaries

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



Map 2 - Settlement Boundary Changes



Impact on wildlife habitats

Purbeck has a wealth of biodiversity and geodiversity of international and national importance, such as heathlands. These sites are afforded statutory protection through specific legislation and are designated according to the habitats and species of interest. Species and habitats of local importance are identified within the Dorset Biodiversity Strategy and Biodiversity Action Plan for Purbeck. Other local biodiversity interests lie within Sites of Nature Conservation Interest (SNCIs); Local Nature Reserves (LNRs), and; habitats and species of principal importance to biodiversity, including Ancient Woodland and veteran trees.

The parish of Bere Regis includes several sites of these international, national and locally important sites.

Policies in PLP1 set out how biodiversity will be protected through the planning system including a general biodiversity policy (Policy BIO), as well as policies on the protection of sites of international importance, i.e. Dorset Heaths and Poole Harbour.

Development proposals that might impact on habitats and species of European importance (SPAs, SACs) and Ramsars are subject to a Habitats Regulations Assessment (HRA) to determine what harm might be caused and if adequate mitigation has been proposed.

In summary the Dorset Heaths policy (Policy DH) is in two parts:

- a restriction on new residential, tourist accommodation and equestrian related development within a 400m buffer around protected heathland, and
- a requirement for new residential and tourist accommodation between 400m and 5km to



provide mitigation for any adverse impact on the protected sites.

Mitigation might be provided through the provision of additional open space and facilities to meet recreation needs and deflect pressure from heathland habitats; the provision of Heathland support areas; Heathland management including use of warden services; access and parking management measures; and use of green infrastructure.

Further detail is set out in the Dorset Heathlands Framework Supplementary Planning Document (DHFS), including when a Suitable Alternative Natural Greenspace (SANG) might be required and what it needs to achieve. Generally, residential sites approaching 50 or more homes will require a SANG to mitigate the impact of new residential development on heathland. The final extent and design of a SANG is agreed with Natural England following the guidelines in PLP1 and DHFS.

The Back Lane housing site is of sufficient scale to require a SANG for mitigation. The SANG is intended to provide an alternative walking route, particularly for dog walking. The intention is to avoid damage to local heathland areas that might be caused by increased visitor numbers.

An 'in principle' agreement has been reached between the main landowner and Natural England for a SANG to be provided along the north of the village, following the route of the bypass. This SANG is intended to encourage people from the new

developments to exercise and walk dogs locally rather than across the Black Hill SSSI. The landowner will work with Natural England and the Parish Council to ensure residents are encouraged to use the SANG through the distribution of leaflets to all dwellings; information boards being provided; advice and updates in the Parish Magazine, together with information leaflets delivered to all new homes.

Policy BR2: SANG

A Suitable Alternative Natural Greenspace (SANG) of approximately 4.5ha will be created as identified on Map 3. Bunds formed from surplus excavated material (see Policy BR5) will be included in the SANG.

PLP1 also contains a policy on the protection of Poole Harbour SPA (Policy PH). Two main impacts are identified:

- increased nutrient loading (nitrogen) in the harbour arising from additional sewage generation, and
- disturbance to birds caused by increased recreational pressures in and around the harbour.

The policy requires development to include measures to avoid or mitigate the adverse effects of too much nitrogen in the harbour, and to manage shoreline access to Poole Harbour. Purbeck District Council has published, jointly with the Borough of Poole and West Dorset District Council, a Nitrogen Reduction in Poole Harbour Supplementary Planning Document which provides greater detail including required levels of mitigation and potential measures to achieve nitrogen neutrality.

Policy BR3: Nitrogen Mitigation

Developers must follow policies and guidance provided by Purbeck District Council, including the Nitrogen Reduction in Poole Harbour Supplementary Planning Document. In some circumstances Purbeck District Council may require a developer to enter into a Section 106 agreement for all or part of a scheme, to secure the requisite mitigation as part of a grant of planning permission. These circumstances are likely to be for strategic housing sites / settlement extensions that are required to be nitrogen neutral; and for schemes that are zero rated for CIL (tourism accommodation or tourist attractions).



Flooding in Bere Regis

The village of Bere Regis sits within an area governed by the 'Frome and Piddle Catchment Flood Management Plan' (CFMP). The River Piddle runs diagonally through the southern part of the parish with only its tributary, the Bere Stream, running through the village of Bere Regis. This watercourse forms a continuation of the stream running through the village of Milborne St Andrew (which is not in Purbeck), where there have been flooding problems. The northern part of the parish, including the village of Bere Regis, is in a Groundwater Protection Zone, identified as an important source of drinking water. Consequently, the area is covered by Policy GP: Groundwater Protection of PLP1.

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

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

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

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

Policy BR4: Bere Regis Groundwater

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

Noise attenuation

There is a requirement for noise attenuation to be provided between the new residential development on the Back Lane site and the by-pass due to high noise levels from traffic. Such works could be designed to benefit much of the existing village. Because development of all the allocated sites will produce a surplus of excavated material, it is intended that this will be put to good use by providing noise attenuation bunds along the northern side of the village. Use of excavated material on these bunds will also reduce movements of construction traffic through the village and surrounding road network. These bunds will be landscaped and can form part of the SANG. Bunds will be created in order of priority to the community, so as to avoid a series of small ineffectual bunds being created.

Policy BR5: Noise Attenuation

Surplus excavated material from the development of allocated sites will be used to form noise attenuation bunds in accordance with the requirements of the Noise Attenuation Plan (SE11).





Back Lane former allotments site

Housing

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

Proposed number of dwellings

PLP1 indicated that 120 new homes were required annually in the Purbeck area with a settlement extension of 50 new homes proposed for Bere Regis. When BRPC commenced work on the Neighbourhood Plan our assumption was for 50 additional dwellings, but it subsequently became clear that the Purbeck district would need to provide a greater number of dwellings, partly to meet local demand, but also due to a shortfall in housing opportunities in Poole. Consequently, BRPC agreed to take a pro-active approach to dealing with the problem. As a result, proposed housing numbers were increased to 70. More recently, the results of the SHMA (Strategic Housing Market Assessment) commissioned by PDC indicated that considerably more homes would be needed through the district. The exact number of new homes required in the district has not been finalised, but BRPC again took a pro-active approach to the situation. Through inclusion of the old school site, plus some dwellings at Tower Hill, the plan now allocates enough land to

allow the construction of 105 dwellings, assuming a density of 30 dwellings per hectare. PDC have confirmed that this land area and housing numbers are in line with requirements being included in their Local Plan review.

What constitutes a dwelling?

Within the Neighbourhood Plan the terms 'housing', 'dwelling' and 'homes' are inter-changeable. In broad terms, these all refer to self-contained units of residential accommodation. These might be in the form of houses or bungalows (detached, semi-detached, link attached or terraced), or flats. The number of each type of dwelling is constantly changing, and it will be for the developers to determine market demand during the planning process. However, BRPC have identified a clear need for more starter homes, plus units for elderly and less mobile people, as well as family homes. Consequently, a range of property sizes and styles will be required.

What will these dwellings look like?

Developers need to work closely with BRPC, parishioners and PDC to consider development density and architectural styles before submitting planning applications for any of the sites. Sites that adjoin the Conservation Area need to be designed sympathetically to reflect local architecture. Use of traditional materials will be encouraged. Development in both Tower Hill and North Street need to respect the linear form of development that is

apparent through such areas. Both the old school site and White Lovington might accept more contemporary styling, although development on the old school site will be very visible from Rye Hill and, therefore, this site needs to be developed in a style and density that sits well with the village.

Parking & Access

The narrow medieval road layout in the Conservation Areas of Bere Regis makes car parking a particular problem, with traffic congestion a regular occurrence, particularly in West Street, North Street, Butt Lane, Snow Hill and Barrow Hill. New housing in the village will exacerbate congestion at peak traffic times. It is important that new residential developments do not increase the parking load on the existing narrow streets. Consequently, this plan requires that each unit of housing in all the development areas be provided with adequate off-road parking spaces. The Parish Council expects:

- Vehicular access to the Back Lane site will be from West Street, although the preferred access for construction traffic would be direct from the A35
- Access to the Tower Hill site for construction and future parking will be from Tower Hill with no traffic access from Barrow Hill
- There will be no vehicular access to the North Street Residential site from the A35 roundabout. All parking is to be provided within the development to avoid on-road parking. Construction traffic might take access from the A35 roundabout subject to agreement with Highways England and Dorset County Council.

Considerate Construction

The allocated development sites lie close to existing residential developments. Consequently, developers will be expected to exercise due care and consideration to neighbours during the planning and construction phases on all sites.

Affordable Housing Tenure

Affordable housing includes all types of dwellings that are available for sale or rent, for those people whose needs are not met by the market. This includes housing that provides a subsidised route to home ownership and/or is for essential local workers. Affordable Housing may fall into one or more of these categories:

- Affordable housing for rent (must be available at least 20% below local market rents)
- Starter homes (available only to those with a household income of less than £80,000)
- Discounted market sales housing (must be sold at a discount of at least 20% below local market value)
- Other categories including shared ownership and equity loans

The most recent Strategic Housing Market Availability Assessment indicates that Purbeck should consider a mix comprising 77% social rented/affordable rented housing and 23% intermediate housing to rent or purchase, including shared ownership and discounted sales. However, the Housing Needs Survey (SE12) conducted by PDC shows that the amount of social rented housing in the village is already very high with Bere Regis providing about 30% more publicly rented accommodation per head of population than Dorset as a whole. Consequently, this Neighbourhood Plan is seeking a departure from PLP1 with a different mix of affordable housing tenure, to better meet the local needs of residents.

Policy BR6: Affordable Housing Tenures

All residential development sites will deliver 40% affordable housing on site, unless exempted by national legislation; offset by developers providing other affordable housing, or; the allocation is offset by development of additional affordable homes. Any offsets will need to be provided within Bere Regis village and will need to be agreed by Purbeck District Council.

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

- 70% affordable housing for rent.
- 10% discounted market sales homes that must be purchased and re-sold at a set proportion of open market value and will only be available to local people;
- 10% shared ownership homes, i.e. where people own part of the dwelling and rent the remainder from a Registered Social Landlord (RSL);
- 10% Starter homes

Development Sites

- Back Lane (BL) - Land extending to about 1.8 Hectares (4.7 acres)
- North Street Housing - Land extending to about 0.8 Hectares (2 acres)
- Tower Hill – Land extending to about 0.1 Ha (0.25 acres)
- White Lovington - Land extending to about 1.0 Hectare (2.5 acres)
- Former School Site – Land extending to about 0.7 Hectares (1.73 acres)

- Surplus excavated material will be used for the creation of noise attenuation bunds in accordance with Policy BR5.
- The affordable housing tenure split will conform to that set out in Policy BR6.
- The developer will need to satisfy the Lead Local Flood Authority and Wessex Water that they have measures in place to address the impact of development on all forms of potential flooding as set out in Policy BR4
- Habitats Regulations requirements must be met as set out in existing development plans, in particular the residential development at Back Lane will need to provide a SANG as detailed in Policy BR2
- Development will require nitrogen mitigation to be provided, as set out in Policy BR3.



Old school site



White Lovington



Tower Hill



North Street

- Applying a housing density of 30 dwellings per hectare suggests that these sites should provide the following number of units - Back Lane 55; North Street 12; Tower Hill 3, and Former School Site 23 units. The White Lovington site should be developed at a lower density to respect the existing development in that area, and this site is expected to provide around 12 dwellings. Dwellings on that site should be designed in keeping with the character of the area
- Developments that adjoin the Conservation Area must respect the character and appearance of the Conservation Area.
- Vehicular access to the Back Lane site will only be from West Street between The Chanelles and 45 West Street, as indicated on the policies map. Such access must be designed to protect Back Lane from damage, with Back Lane maintained as a Green Lane
- The North Street site will be developed with level access to the dwellings from street level and with properties fronting on to North Street to respect the prevailing local character. All parking must be provided within the development site. Developers should consider innovative designs to provide parking at the rear of the houses.
- The Tower Hill site is sensitive both due to the close proximity of residential properties and the ecological/historical significance of land to the north of the area designated for development. Any planning application for this site must include proposals for the provision of appropriate protection for the undeveloped area. The area will be designated as LGS - see policy BR10.
- The Former School Site and White Lovington sites should include areas for informal recreation.



Former allotments, Back Lane



Business & Employment

PLP1 allocated a small employment site near the filling station to provide employment opportunities for local people. The existing safeguarded employment area shown in PLP1 will be retained. However, as this plan proposes to double the number of new dwellings in a settlement extension compared to the proposals in PLP1, this Neighbourhood Plan proposes a larger employment site. Proposals should incorporate improvements for vehicular access from the A35 roundabout and to provide additional holding

capacity / improved traffic flow for vehicles. The developer should consider the provision of parking to be used in conjunction with car sharing schemes.

Policy BR8 North Street Employment

Employment development will be allowed on the allocated site at the end of North Street, as shown on the policies map. Surplus excavated material should be used to form noise attenuation bunds in accordance with Policy BR5. See Map 3.





Community Services & Facilities

(including local retail provision)

Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Some of the community facilities and services available in the parish are shown on Map 4. As a key service village in the north-west Purbeck region, Bere Regis has a defined local centre, as defined in PLP1. However, this defined centre does not actually reflect the area of commercial and retail activity. Furthermore, due to the limited nature and distribution of retail and service facilities within the village, it is proposed to remove the local retail centre boundary and protect the local centre uses and community services and facilities through reliance on Policy CF: Community Facilities and Services in PLP1, which:

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

The 'Poole and Purbeck Town Centre, Retail and Leisure Study, November 2016' identified an opportunity to enable retail and service provision outside of local centres. The study identified an average unit size for smaller convenience stores in Swanage and Wareham of 120m² which led to the

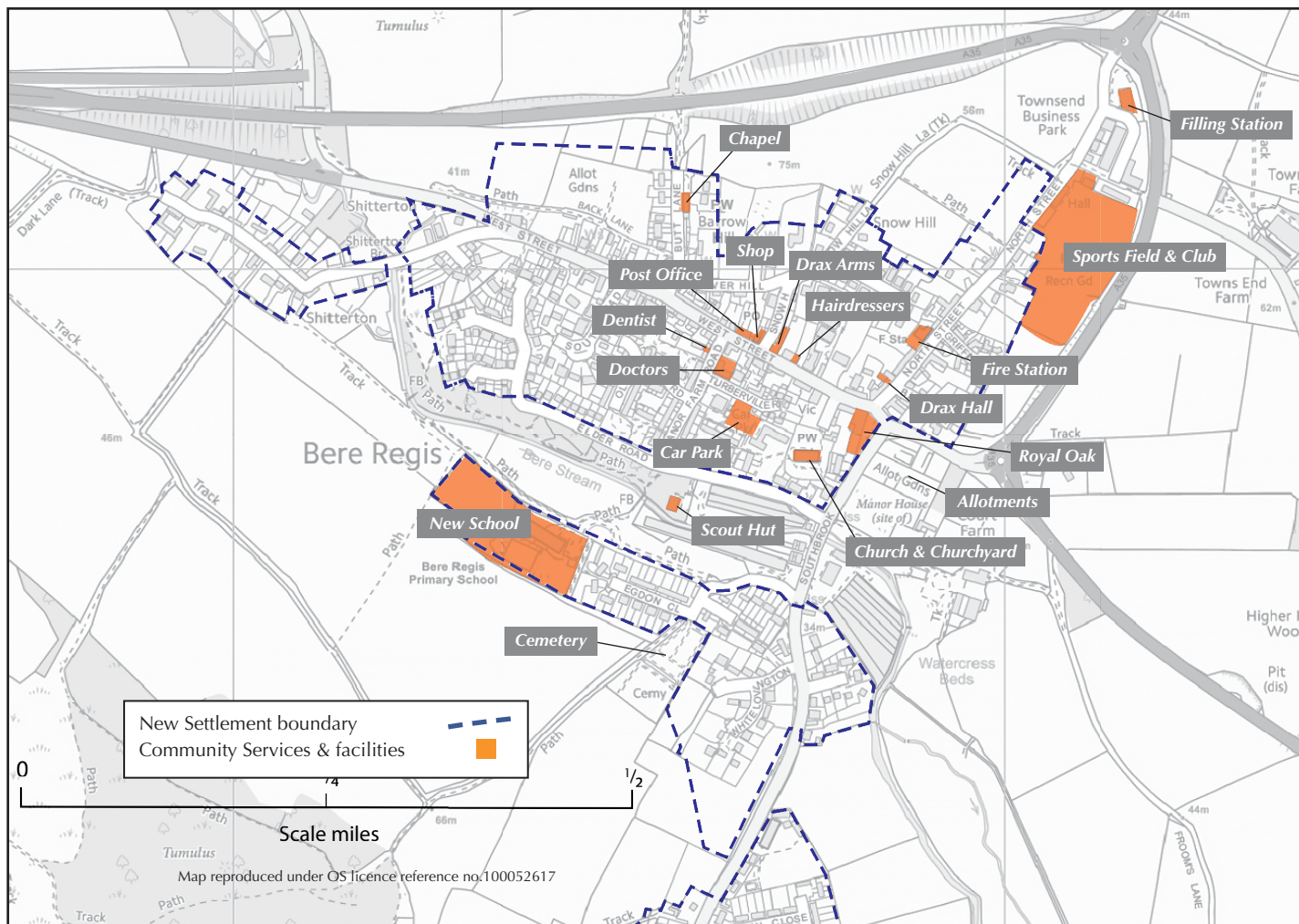
recommendation that an impact threshold (maximum size) of 200m² would be appropriate in Purbeck for retail developments outside town/local centres. The average unit size of retail units in Bere Regis is approximately 100m². Consequently, the retail units at Rye Hill, Shell garage and village stores comply with these recommended sizes.

Policy BR9: Community Facilities and Services

Existing community facilities and services will be safeguarded through PLP1 Policy CF: Community Facilities and Services and any future Development Plan Policy replacing it. New community facilities and services will be encouraged to locate within the defined settlement boundary. Proposals for facilities outside of the settlement boundary will be encouraged where:

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

The change of use of buildings, land and new retail development up to 200m² gross floor space for small



Map 4 - Community Services and facilities.

scale local shopping and local centre uses (either as part of mixed use developments or in isolation) will be permitted where the proposal meets a local need and the facility can be readily accessed by walking, cycling and public transport. It is also important that the sequential and impact assessments of the NPPF are satisfied setting out how proposals do not detract from the function, vitality and viability of the District's hierarchy of retail centres.

PLP1 already provides safeguards against loss of commercial facilities through policy CF. To secure additional protection, Bere Regis Parish Council will be nominating the following as assets of community value. If listed, should, in the future, the owners decide to sell, the local community will be given the first opportunity to formulate and submit a bid for the properties so that they are retained in their current use.



Post Office
Village Shop
Hairdresser
Royal Oak Public House
Drax Inn Public House





Community Hall

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

BRPC strongly support the development of a community hall on the Souls Moor site (Map 3), as recommended by the working party, due to its central location within the village. This site would allow provision of on-site parking; adequate meeting rooms to meet demand, plus modern facilities to meet local and regional demands. Use of this site will require de-registration of the land as common land, by way of a land swap and satisfy an exceptions test for development within the sewer flood zone.

Tourism

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



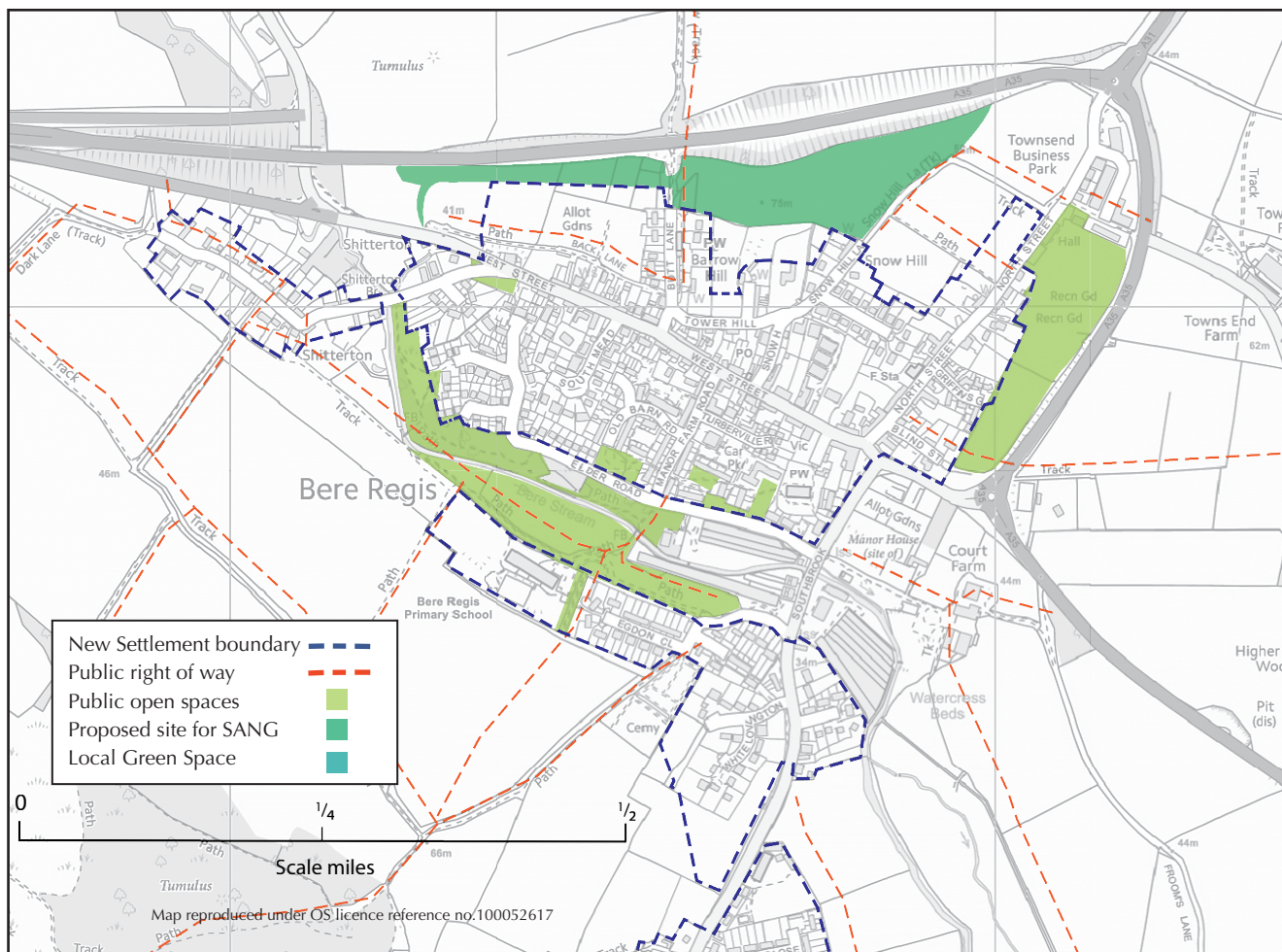
benefit from the holiday trade. Consequently, this Neighbourhood Plan actively encourages the provision of additional holiday facilities, including accommodation facilities where this complies with other policies in the development plan.

Open Spaces

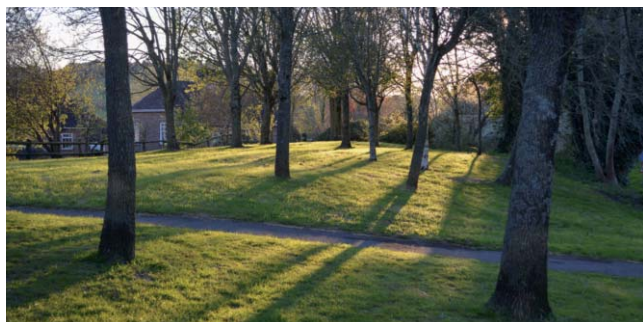
Important areas of open green space that do not already enjoy appropriate protection have been identified on the plan as areas of Local Green Space. It is hoped that further areas of open space will be created as part of the proposed residential and commercial development. There is a presumption that these areas will be retained for recreation, local amenity or as breaks in the built form. Future development will not be permitted on such areas, except small-scale facilities for sport, leisure and assembly, where such facilities cannot be provided elsewhere, and there is a proven need for such facilities in the area. Areas of existing and proposed open space are listed at **SE14** together with justification for them being considered as Local Green Space.

Policy BR10: Local Green Space

Areas of open space, shown coloured green on the policies map will be retained. Three other areas that require protection will be designated as Local Green Space (map 5).



Map 5 - Local Green Space.



Monitoring

The ultimate purpose of the Neighbourhood Plan is to ensure that future development in Bere Regis is not only sustainable but also contributes positively to the delivery of the vision set out at the start of this Plan. It is, therefore, important that the Neighbourhood Plan policies are implemented efficiently and effectively. This is the role of the LPA as the decision maker

responsible for evaluating planning applications. However, the Parish Council expect to contribute to that process by working in partnership with key stakeholders to ensure that any significant development proposals that come forward are consistent with the Neighbourhood Plan.

Whilst some policies may have a single outcome, specific to particular development site proposals, other policies might have more than one possible outcome. This could make monitoring too complex for it to have any real value.

However, Bere Regis Parish Council undertake to monitor activity on at least an annual basis, to consider delivery of plan policies and the extent to which targets have been met. These reports will be available to view on the Parish Council web site.



Bere Regis Parish Council commends this plan to all residents of the parish. Through it, and on behalf of everyone who has taken many opportunities to comment and contribute, we hope that we are presenting a plan for constructive change to meet the needs of current and future residents, whilst protecting and enhancing those well-loved features that contribute to the essence and character of our beautiful village and parish.



Bere Regis

Neighbourhood Plan

