

SE1 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
First Questionnaire drawn up	May 2012
Community Engagement Plan considered	May 2012
Housing Needs Survey to all households in the Parish	May 2012
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
Village Meeting to establish working parties	October 2012
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
Village Forum	November 2014
Respond to survey results	January 2015
Village Hall survey	July/August 2016
Village Forum	March 2017
Village Forum	November 2017

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 F.** 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

APPENDIX A



QUESTIONNAIRE

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"/> |

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).....

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;

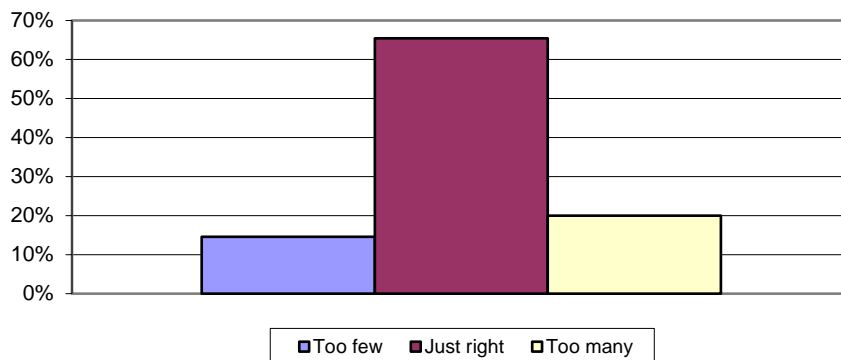
Other comments / feedback;

.....
.....
.....
.....

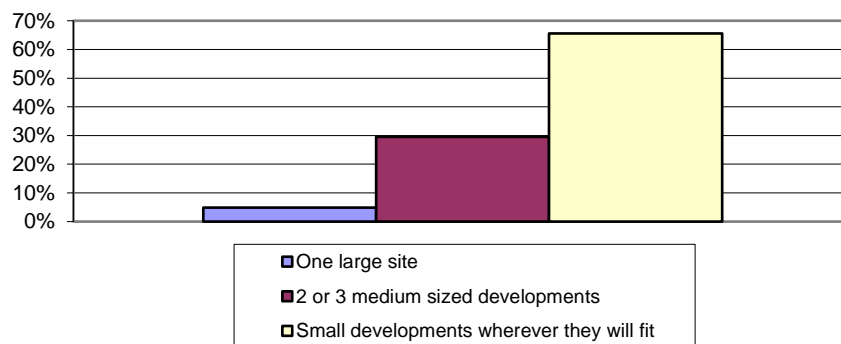
Please return to your completed questionnaire to collecting boxes in shops and pubs around the village; to any Parish Councillor, or; to Amanda Crocker at Rye Hill Farm, Rye Hill, Bere Regis

Responses to Questionnaire

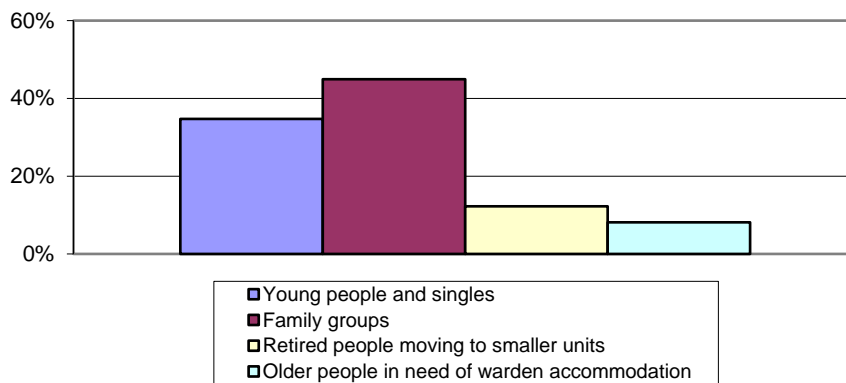
Q1 - 50 New Properties



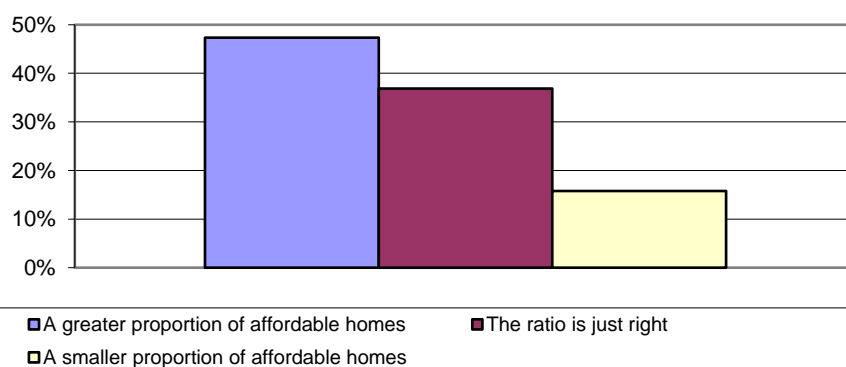
Q2 - Housing should be provided as:



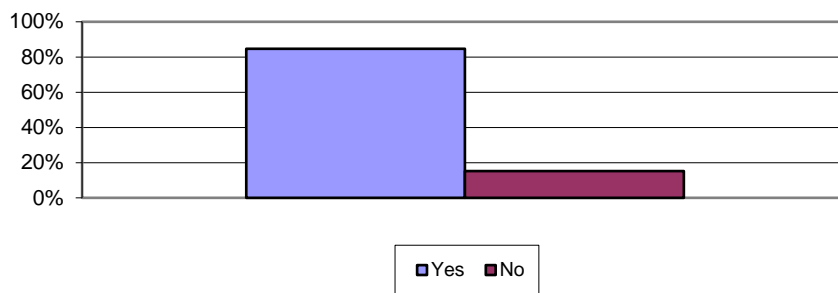
Q3 - Which sectors have a need



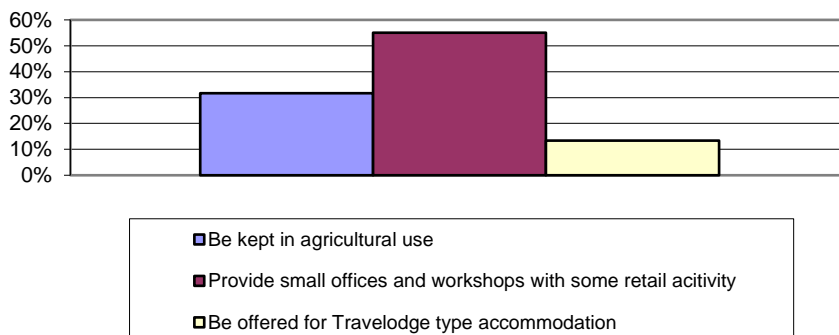
Q4 - Affordable housing, should there be a:



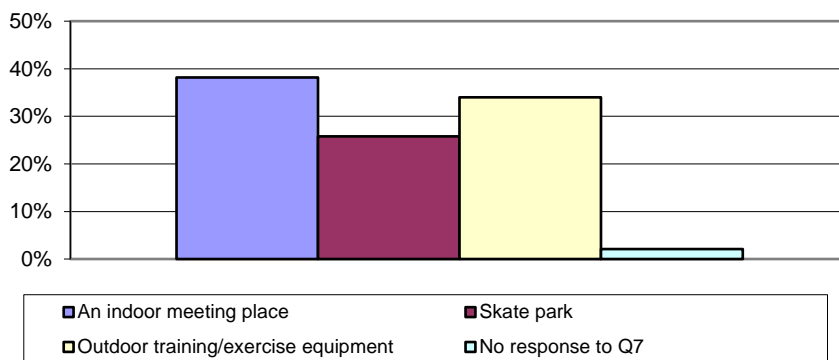
Q5 - Does the parish need additional support from government



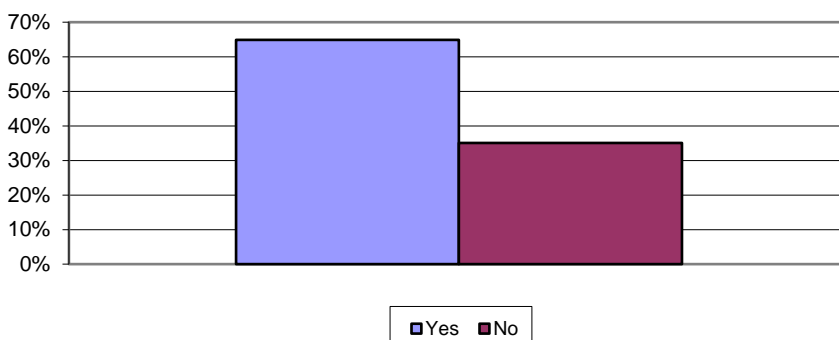
Q6 - Land opposite the Shell garage should be:



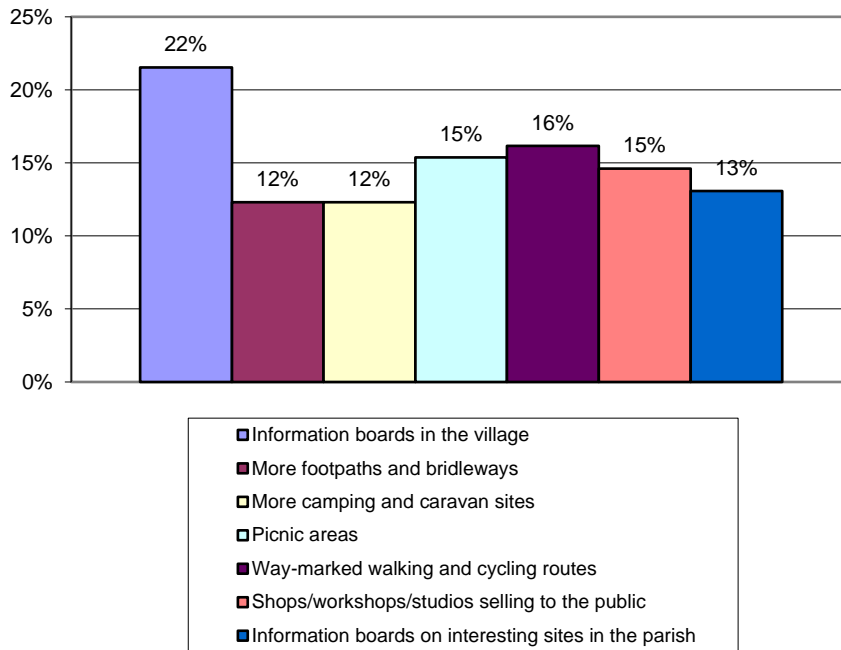
Q7 - Facilities for the youth of the village



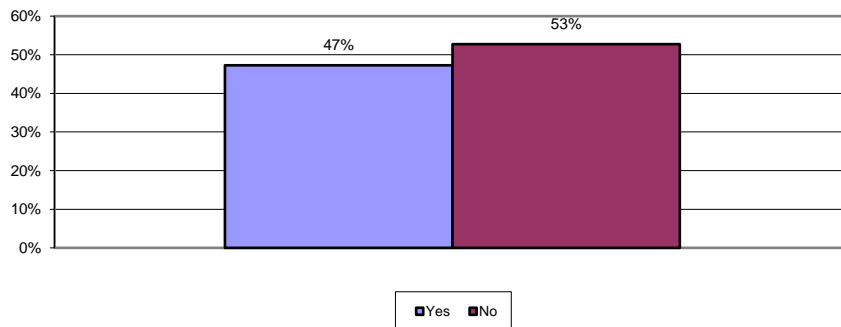
Q8 - More tourist facilities



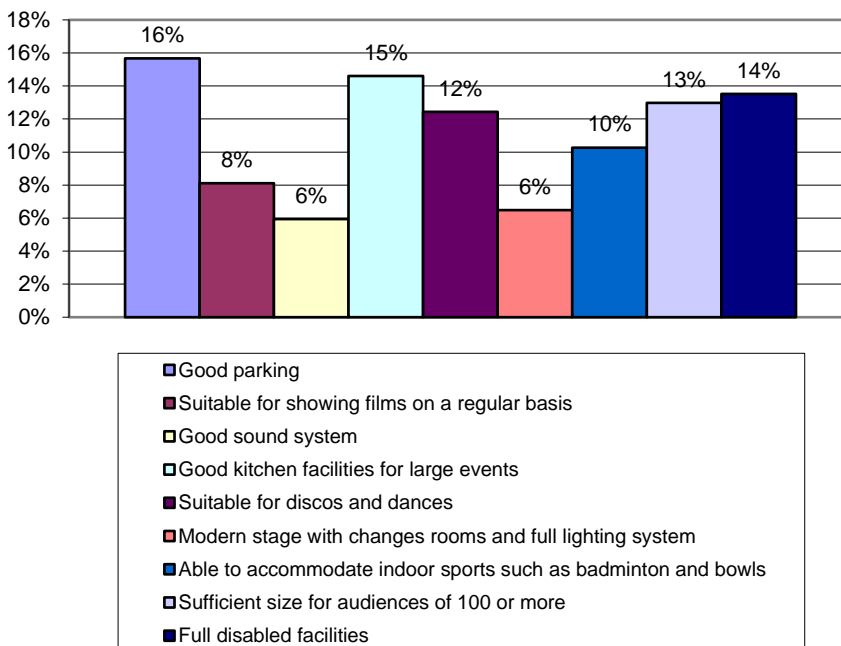
Q8 - Tourist options breakdown



Q9 - New village hall



Q9 - Village hall options breakdown



APPENDIX B

QUESTIONNAIRE

SEPTEMBER 2012

The Parish Council invites everyone in the Parish to complete a copy of this questionnaire by 12th 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 []

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, such as;

(Please tick all that apply)

- An indoor meeting place []
- Skate park []
- Outdoor training / exercise equipment []
- Other (please specify).....

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 has acquired 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 Wildlife 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).....

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 by 12th October 2012 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 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

APPENDIX D

Bere Regis Parish Council Neighbourhood Plan Questionnaire November 2014

1.	<p>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.</p> <p>Do you agree with this approach? Yes / No</p>
2.	<p>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.</p> <p>Do you agree that a mix of housing types would benefit the Parish? Yes / No</p>
3.	<p>If adequate local demand exists it might be possible for some of the building plots to be available for self-build projects.</p> <p>Please confirm if you would be interested in purchasing a plot and are capable of building your own house. Yes / No</p>
4.	<p>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</p> <p>on a regular basis [] occasionally [] infrequently [] never []</p> <p>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.</p>
5.	<p>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;</p> <ul style="list-style-type: none"> • 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.	<p>The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?</p> <ul style="list-style-type: none"> • I am not aware of any noise problems [] • I am aware of traffic noise and would support measures to reduce it []
7.	<p>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?</p>

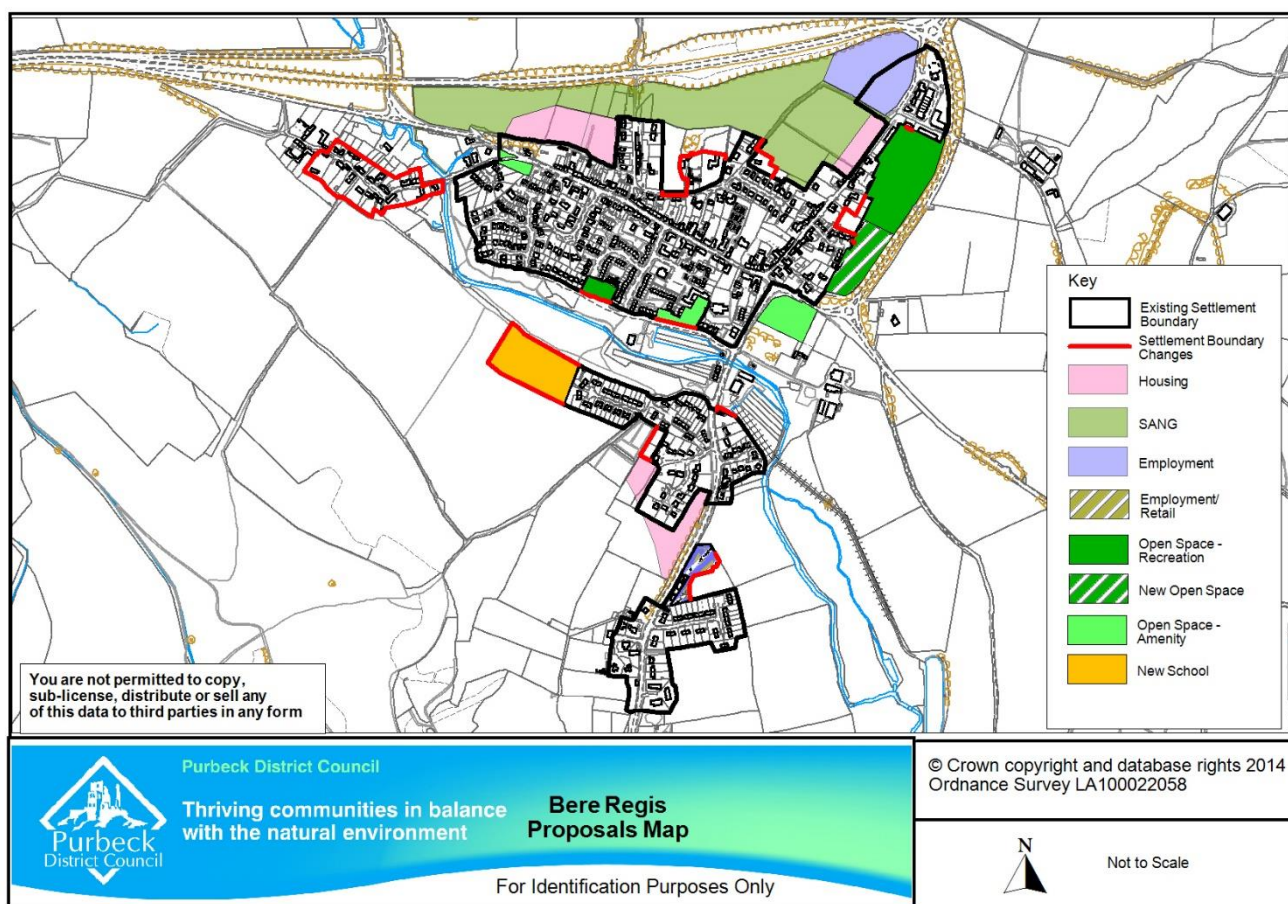
	<ul style="list-style-type: none"> • I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road Yes / No • I am not aware of traffic problems in that area but would support improvements to the access road Yes / No • I am not aware of a traffic problem at the Shell Garage Yes / No
8.	<p>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;</p> <ul style="list-style-type: none"> • I agree with the proposed changes to the settlement boundaryYes / No • I disagree with the proposed changesYes / No <p>Please identify the area of dispute and your reasons</p> <p>.....</p>
9.	<p>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?</p> <ul style="list-style-type: none"> • I would like to see the existing buildings demolished / retained (delete one) <p>Please rank the following in order of preference, 3 being the highest priority, 1 the lowest:</p> <ul style="list-style-type: none"> • 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.	<p>If you have any other queries or comments regarding any of the issues raised in this questionnaire, please make them here:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
11.	<p>Are you completing this questionnaire on behalf of a household or as an individual? If a household, how many individuals does this represent?</p> <p>Individual / Household Number of individuals.....</p>
	<p>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.</p> <p>Name:</p> <p>Address:</p>

¹ 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.”

¹ 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.

¹ 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.

¹ 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

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 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)
- 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.



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%

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.

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.

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.

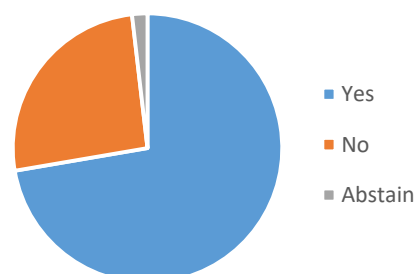
Annex

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?

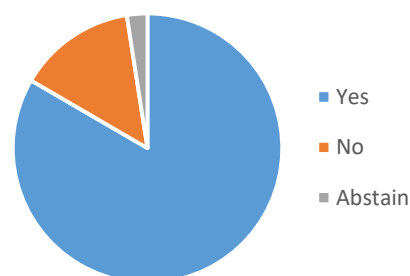
	Households	Individuals	Percentage
Yes	138	235	72%
No	41	84	26%
Abstain	2	6	2%
	181	325	100%



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?

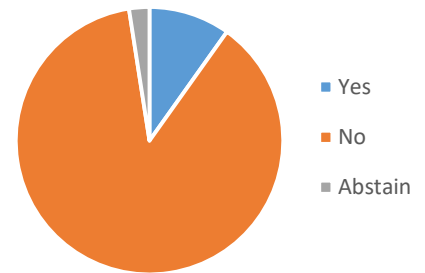
	Households	Individuals	Percentage
Yes	155	271	83%
No	23	46	14%
Abstain	3	8	2%
	181	325	100%



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.

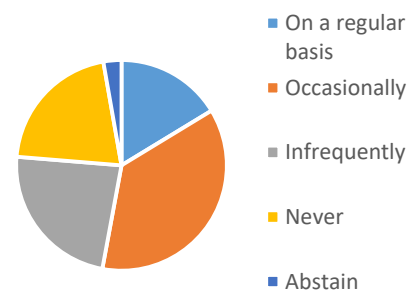
	Households	Individuals	Percentage
Yes	13	32	10%
No	164	285	88%
Abstain	4	8	2%
	181	325	100%



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?

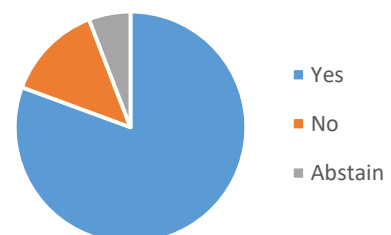
	Households	Individuals	Percentage
On a regular basis	27	53	16%
Occasionally	68	119	37%
Infrequently	43	76	23%
Never	38	68	21%
Abstain	5	9	3%
	181	325	100%



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?

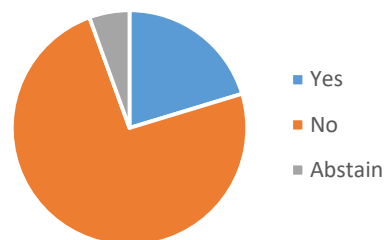
	Households	Individuals	Percentage
Yes	150	262	81%
No	22	44	14%
Abstain	9	19	6%
	181	325	100%



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?

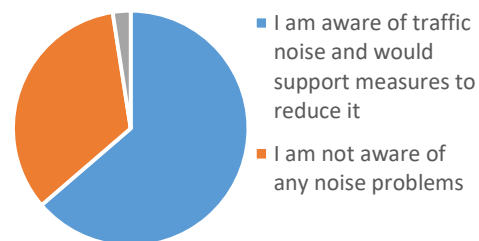
	Households	Individuals	Percentage
Yes	34	66	20%
No	137	241	74%
Abstain	10	18	6%
	181	325	100%



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?

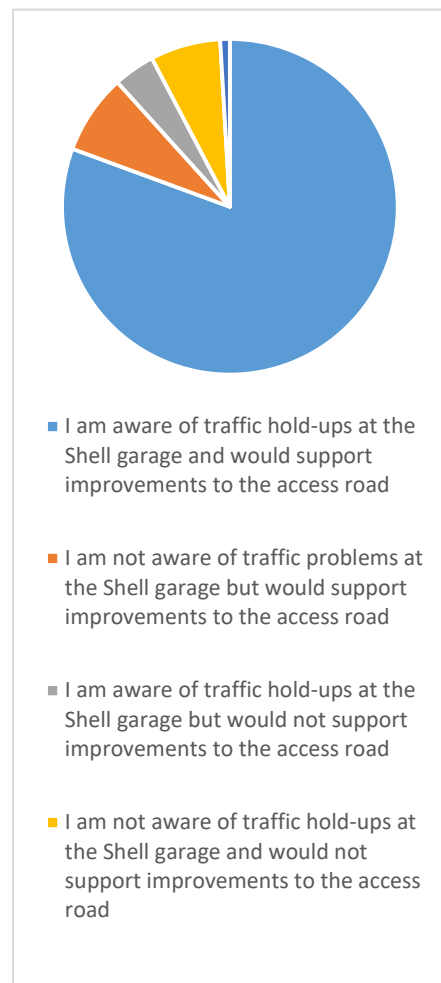
	Households	Individuals	Percentage
I am aware of traffic noise and would support measures to reduce it	111	207	64%
I am not aware of any noise problems	66	110	34%
Abstain	4	8	2%
	181	325	100%



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?

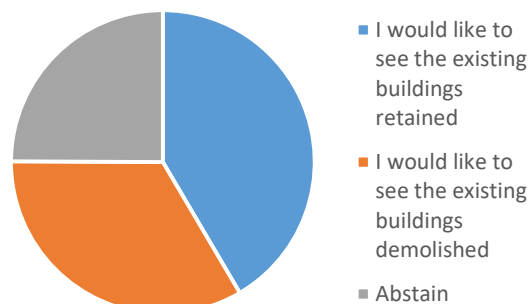
	Households	Individuals	Percentage
I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road	141	262	81%
I am not aware of traffic problems at the Shell garage but would support improvements to the access road	19	25	8%
I am aware of traffic hold-ups at the Shell 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%



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	

