

SE13 – Housing Site Selection Process

The Housing Working Party considered all areas of land around the village of Bere Regis; land at Shitterton; land at Bere Heath, and; land at Hyde for provision of residential development.

Proximity to mains services with adequate capacity for additional development proved to be a major factor, and it became apparent from initial discussions that new residential development needed to be restricted to the area around Bere Regis village. The Working Party also considered the criteria set out by Purbeck District Council when considering sites nominated under the Strategic Housing Land Availability Assessment. The Working Party agreed to adopt some of those criteria, but it was felt that additional criteria should be adopted for the assessment of sites. One major consideration was accessibility to the school site, which at the date of consultation was located to the east of Rye Hill, but by the end of consultation the new school had been constructed on land to the west of Rye Hill on land adjoining The Moor.

The list of criteria against which individual sites were assessed is as follows:

- 1 Accessibility to facilities including shops; pubs; sports facilities; meeting rooms; doctor and dentist surgeries; places of worship; bus stops etc.
- 2 Accessibility to the new Bere Regis school site.
- 3 Visual impact from outside of the village. The Group considered the impact of sites when viewed from the A35 between Shitterton and Woodbury Hill, and from Rye Hill. Consideration was also given to views from Black Hill and other public viewpoints.
- 4 Effect on townscape elements – the Working Party wanted new development to be absorbed into the existing townscape, rather than forming a separate and distinct development area. This was considered to be particularly important as the intention was to enlarge and improve the existing settlement, rather than creating a separate residential area.
- 5 Impact on key building groups – Conservation Area, and; Listed buildings – while the Working Party wanted to see new development absorbed into the existing settlement, it was considered essential that this should not be allowed to have a negative impact on the existing architecture and layout. Where development was considered close to the village centre, the Group also considered whether imposing design criteria on developers would be sufficient to overcome the impact of new development in such areas.
- 6 Access for traffic – the Working Party considered both construction traffic and the ongoing effect of vehicle movement arising from development on the various sites. In addition to simple access requirements, the Working Party also considered parking requirements, particularly for housing on North Street where parking has been a problem when events are taking place at the sports club.
- 7 Ease of construction – consideration was given to proximity to mains service connections, topography of the ground and any other features on the site that might cause problems to development.
- 8 Ecological impact of development on wildlife – the village benefits from various areas that are of importance as natural habitats, particularly the Bere Stream corridor, green lane corridors and areas of woodland.
- 9 Ability for the site to accommodate other facilities within the scheme, such as provision of acoustic bund for the benefit of the village as a whole; areas of tree planting or other landscaping; open spaces, or play facilities.

In addition to the effect on buildings, the Group also considered the effect of development on archaeological sites such as the hamlet of Shitterton and Court Farm, and the effect that development would have on historic features, such as the green lanes.

Consideration was also given to the desirability of residential properties on the sites, with a high rating given to south-facing sites with an open aspect, and a poor rating for sites in the lee of hills.

The national policy of prioritising previously developed land was applied once the primary school moved to a new site.

Applying these criteria to the individual sites resulted in the following findings;

6/03/1350 - Back Lane West

Positive factors	Accessibility to Facilities - good Access for construction traffic – good – from by-pass Ease of construction - good Provision of other facilities – good potential
Neutral factors	Visual impact from outside the village – moderate, but will be improved by bunds and planting on SANG Effect on townscape elements - moderate Accessibility to school - moderate
Negative factors	Increased residential traffic through West Street Effect on existing residential properties
No apparent effect	Ecological impact – none identified Impact on key building groups – too distant
FINDINGS:	Overall considered a good development site with few constraints.

6/03/0230 - Back Lane East

Positive factors	Accessibility to Facilities - good Access for construction traffic – good – from by-pass Ease of construction - good Provision of other facilities – good potential
Neutral factors	Visual impact from outside the village – moderate, but will be improved by bunds and planting on SANG Effect on townscape elements - moderate Accessibility to school – moderate Impact on key building groups – needs careful design
Negative factors	Increased residential traffic through West Street Effect on existing residential properties
No apparent effect	Ecological impact – none identified
FINDINGS:	Overall considered a good development site with few constraints.

6/03/0541 - Tower Hill

Positive factors	Accessibility to facilities - good Visual impact from outside the village – low impact - good Effect on townscape elements – moderate. Needs careful design. Provision of other facilities – excellent – will provide protection to old archery butts and area of old meadow
Neutral factors	Accessibility to school - moderate Impact on key building groups - needs careful design
Negative factors	Access for traffic – poor, although development of this site could improve access along the road in the longer term

Ease of construction – poor – requires considerable excavation, but provided this waste can be put on the proposed bunds on the Back Lane site then this should minimise vehicle movements through the village
Effect on existing residential properties

No apparent effect Ecological impact – none identified on development site. Will afford protection to remainder of site.

FINDINGS: Overall considered a moderately good development site provided identified constraints are overcome by careful design.

6/03/0199 - North Street

Positive factors Accessibility to Facilities – good, particularly due to closeness to the Townsend Retail Park
Visual impact from outside the village – low impact - good
Effect on townscape elements – low impact - good
Impact on key building groups – low impact - good

Neutral factors Accessibility to school - moderate

Negative factors Access for construction traffic – poor if all construction traffic has to pass along North Street, but moderate if construction traffic accesses the site from the roundabout
Ease of construction – poor due to need for considerable excavation works.
Effect on existing residential properties in North Street

No apparent effect Ecological impact – none identified.
Provision of other facilities – none apparent

FINDINGS: Overall considered a moderately good development site provided identified constraints are overcome by careful design..

6/03/0452 - White Lovington

Positive factors Accessibility to school - good
Low visual impact from outside the village - good
Low effect on townscape elements - good
Ease of construction - good
Provision of other facilities – good if facilities can be incorporated inside the 400 metre exclusion zone.

Neutral factors Accessibility to Facilities - moderate
Ongoing residential access is considered moderate

Negative factors Access for traffic – there will be disruption during construction. Access from North avoiding West St would assist.
Effect on existing residential properties

No apparent effect Ecological impact – none identified on development site.
Provision of other facilities – none apparent
Impact on key building groups – no effect

FINDINGS: Overall considered a moderately good development site provided identified constraints are overcome by careful design, coupled with considerate working during the construction phase.

6/03/0232 - Bonfire Field

Positive factors	Access for traffic – good access for construction and residential use Provision of other facilities – good. There is potential for new public footpaths and facilities to be provided.
Neutral factors	Ease of construction – no significant constraints identified.
Negative factors	This is a north-facing greenfield site on the edge of the river valley that is likely to lead to damp conditions. Accessibility to Facilities – poor – requires crossing Rye Hill Accessibility to school – poor – requires crossing Rye Hill
No apparent effect	Ecological impact – none identified Impact on key building groups – no effect.
FINDINGS:	Overall considered a poor development site, largely due to it being separated from the main village facilities by Rye Hill

6/03/1336 - Former School

Positive factors	Access for traffic – good access direct from Rye Hill for construction traffic and future use. Ease of construction – no problems identified. Potential for other facilities - good – schemes need to accommodate green areas and potentially link with the public footpath network. This is a brownfield site, so high priority for development
Neutral factors	Visual impact from outside the village – acceptable – simply replaces existing buildings. Effect on townscape elements – medium effect. The area is already separated from the main village centre, but this additional number of houses is unlikely to have any significant effect. Impact on key building groups – no effect.
Negative factors	Accessibility to Facilities – poor – requires crossing Rye Hill Accessibility to school – poor – requires crossing Rye Hill
No apparent effect	Ecological impact – none identified.
FINDINGS:	Overall considered a good development site. There are some constraints such as poor access, but these issues are outweighed by this being a previously developed site.

6/03/1374 - Rye Hill Farm

Positive factors	Ease of construction – no problems identified. Provision of other facilities - good – the site would be large enough to accommodate open areas and link with the footpath network.
Neutral factors	Impact on key building groups – neutral.
Negative factors	Accessibility to Facilities – poor – requires crossing Rye Hill and distant from centre Accessibility to school – poor – requires crossing Rye Hill Visual impact from outside the village – poor

Effect on townscape elements- poor – would create a separate development area

Access for traffic – poor – there is limited access to the site, and access can only be improved by demolishing houses/buildings.

Ease of construction – poor – the site is remote from main service connections.

No apparent effect

Ecological impact – no specific ecological importance has been identified, although development on this site would erode the open space around the village.

FINDINGS:

Overall considered a poor development site that would result in a separate development to the existing village, with poor links to village facilities and in an exposed position.