



Andrea Pellegram Ltd.

Strategic Environmental Assessment

Bere Regis Neighbourhood Plan Review

August 2025

Report prepared by
Andrea Pellegram Ltd.
Cirencester
pellegram.co.uk

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1. Non-Technical Summary

<p>What is this report for?</p>	<p>This report is a Strategic Environmental Assessment of the Bere Regis Neighbourhood Plan (NP) Review, based on an emerging draft prior to the Regulation 14 consultation stage.</p> <p>Its purpose is to assess the likely significant environmental effects of a plan before it is finalised, helping to ensure that environmental considerations are integrated into its preparation.</p>
<p>Objectives of the Plan</p>	<p>The purpose of the Bere Regis Neighbourhood Plan Review is to update the existing Bere Regis Neighbourhood Plan (adopted in 2019) so that it stays in line with the latest Purbeck Local Plan and National Planning Policy Framework.</p> <p>It keeps the same overall approach to growth in the village but improves the wording of policies to make them clearer and easier to use for applicants, decision-makers and the community. It deliberately does not make any changes that would alter the nature of the existing Neighbourhood Plan.</p>
<p>Baseline and Key Issues</p>	<p>Bere Regis is a rural village in Dorset, with a rich historic environment, including a Conservation Area and several listed buildings. It lies within a sensitive landscape and is close to internationally protected heathland habitats, meaning careful management of development is needed to avoid harm to wildlife. Flood risk and groundwater are key issues in some areas, and public transport is limited. The community has access to some local services and employment, though many residents travel by car to access wider facilities.</p> <p>Since 2019, the Purbeck Local Plan (2018–2034) has now been adopted (2024), providing an updated framework and housing requirement for the area. National policy now requires Biodiversity Net Gain and Local Nature Recovery Strategies to be considered in development. Some of the development sites have progressed through planning or been built out, so site availability is now clearer. The updated baseline is provided in ED13.</p>
<p>Reasonable alternatives considered</p>	<p>Two alternatives were considered:</p> <ol style="list-style-type: none"> 1. Do Not Update the Plan: Keep the 2019 Neighbourhood Plan unchanged, meaning some policies would become outdated and less effective in supporting decision-making.

	<p>2. Update the Plan: Make minor updates to align the Neighbourhood Plan with the adopted Purbeck Local Plan (2018–2034) and national policy, improving clarity and policy effectiveness.</p> <p>The update was preferred as it keeps the plan relevant and better aligned with current planning policy.</p>
<p>Summary of the assessment of effects</p>	<p>The assessment compared each neighbourhood plan policy in its original form with the proposed updated version. In all cases, updating the policy was found to result in equal or improved environmental outcomes, particularly through clearer requirements, alignment with the adopted Purbeck Local Plan. While many updates do not change the intent of policies, the improved clarity and consistency with strategic policy are expected to enhance implementation and minimise negative effects. No adverse impacts were identified from any of the proposed updates.</p>
<p>Mitigation measures</p>	<p>The mitigation measures identified in the 2018 SEA (Appendix 4) remain relevant and appropriate for the Neighbourhood Plan Review. The only additional measure required is to ensure that updated guidance from Historic England (ED12) is followed when assessing potential impacts on heritage assets.</p>
<p>Monitoring</p>	<p>The original 2018 SEA explained that monitoring is important to make sure the Neighbourhood Plan is working as intended and not causing unexpected environmental harm. This still applies. Most of the policies in the plan are delivered through planning applications, so monitoring will rely on Dorset Council’s usual checks when decisions are made and as development happens. No extra monitoring is needed beyond this. If new issues arise or national or local policies change, the Parish Council may decide to review the plan again in future.</p>

2. Introduction

- 2.1 The purpose of this report is to conduct a Strategic Environmental Assessment (SEA) of the Bere Regis Neighbourhood Plan ('NP') Review (2024-2034). The primary objective of the review is to conduct a light touch update, bringing the plan in accordance with the newly adopted Purbeck Local Plan 2018-2034 (Adopted 2024). The Bere Regis Neighbourhood Plan Review contains material modifications which do not change the nature of the plan, including the carrying forward of all sites from the Bere Regis Neighbourhood Plan (2018) which have not yet been delivered.
- 2.2 The SEA process seeks to identify economic, social and environmental impacts of the Neighbourhood Plan Review, and suggest ways to avoid or minimise potential negative impacts and maximise any potential positive impacts. Given the nature of the changes made to the plan being minor modifications which do not change the nature of the plan, the findings of the original Sustainability Appraisal (SA) for the 2018 plan have been used as a starting point and additions are made to demonstrate that the impact of the plan has been considered afresh for the new Local Plan Period. Appendix 1 sets out how SEA requirements have been addressed.
- 2.3 The flow chart below shows the SEA process, this document is the final stage of the assessment and briefly recaps on the previous two stages.
- **Screening assessment:** A screening assessment was carried out to ascertain whether the plan was likely to have any significant environmental effects. The result of this was due to the continued allocation of land for residential development, negative effects were possible. So the next stage of the SEA process was began.
 - **Scoping Report:** The scoping report was prepared in August 2025. A scoping report assesses the current state of the environment, social and economic issues in the area and helps to highlight areas for improvement or protection.
 - **Strategic Environmental Assessment:** The full assessment (this report) will evaluate all reasonable alternatives to addressing the issues identified in the scoping report and any more that have arisen during evidence gathering. It will also include suggestions for mitigation techniques and monitoring for the policies.

What is sustainable development?

2.4 The most common definition of sustainable development is:

'...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Source: Brundtland Commission, 1987

2.5 In the United Kingdom, this principle underpins the planning system and is embedded in the National Planning Policy Framework (NPPF, 2024), which states that the purpose of the planning system is to contribute to the achievement of sustainable development.

2.6 The Government's approach is now guided by the United Nations Sustainable Development Goals (SDGs), the 25 Year Environment Plan (2018), and statutory frameworks introduced by the Environment Act 2021, which together seek to ensure that development supports environmental recovery, social wellbeing, and a sustainable economy for future generations.

3. Overview of the NP Review

3.1 The Bere Regis Neighbourhood Plan Review process began in 2024 when the Qualifying Body was established to bring the existing Bere Regis Neighbourhood Plan adopted in 2019 up to date with the Purbeck Local Plan (adopted July 2024). A new Neighbourhood Plan period was identified from 2024 – 2034 in line with the new Purbeck Local Plan period.

3.2 A list of the policies in the original Neighbourhood Plan and Neighbourhood Plan Review is outlined below.

Policy	Original NP Ref.	NP Review Ref
Settlement Boundary	BR1	Removed
SANG	BR2	BR2
Groundwater	BR4	Removed
Noise Attenuation	BR5	BR3
Affordable Housing Tenures	BR6	Removed
Residential Development	BR7	BR1 (a-e)
North Street Employment	BR8	Removed
Community Facilities	BR9	BR4
Local Green Space	BR10	BR5

3.3 The reasons considered for choosing to undertake a light touch review of the plan is summarised in the table below.

Likely evolution of the baseline without Bere Regis Neighbourhood Plan Review
Social
The existing adopted Neighbourhood Plan would continue to protect local green spaces, and deliver much needed housing, however, there may be minor conflicts/duplication with the more recent Purbeck Local Plan (adopted 2024). The existing Neighbourhood Plan ensures that new housing development is in the right locations in and around the village, in terms of local support, accessibility to services and facilities, and the provision of SANGs. The housing-type / affordable housing requirement policy would not be up to date with the

Purbeck Local Plan, meaning that that housing delivery might not be based on the most up to date picture of the area.

Economic

The two most relevant policies to this topic are housing site allocations and the north street employment allocation. The effect on the economic sustainability of the area would be limited given that the new Purbeck Local Plan broadly mirrors the aims of the original Neighbourhood Plan, however, Policy BR8 North Street employment would duplicate the Purbeck Local Plan, which may complicate decision-making.

Environmental

The plans policies, particularly regarding housing may not reflect all environmental issues as per the Purbeck Local Plan. However, the effect is limited given that the PLP is up to date and raises these considerations. The Neighbourhood Plan also duplicates certain policies in the PLP, such as Groundwater and Settlement Boundaries, which may complicate interpretation of requirements and decision-making. The need for site-specific mitigation such as a SANG and Noise Attenuation would remain in place, and Local Green Spaces and Community Facilities would continue to be protected.

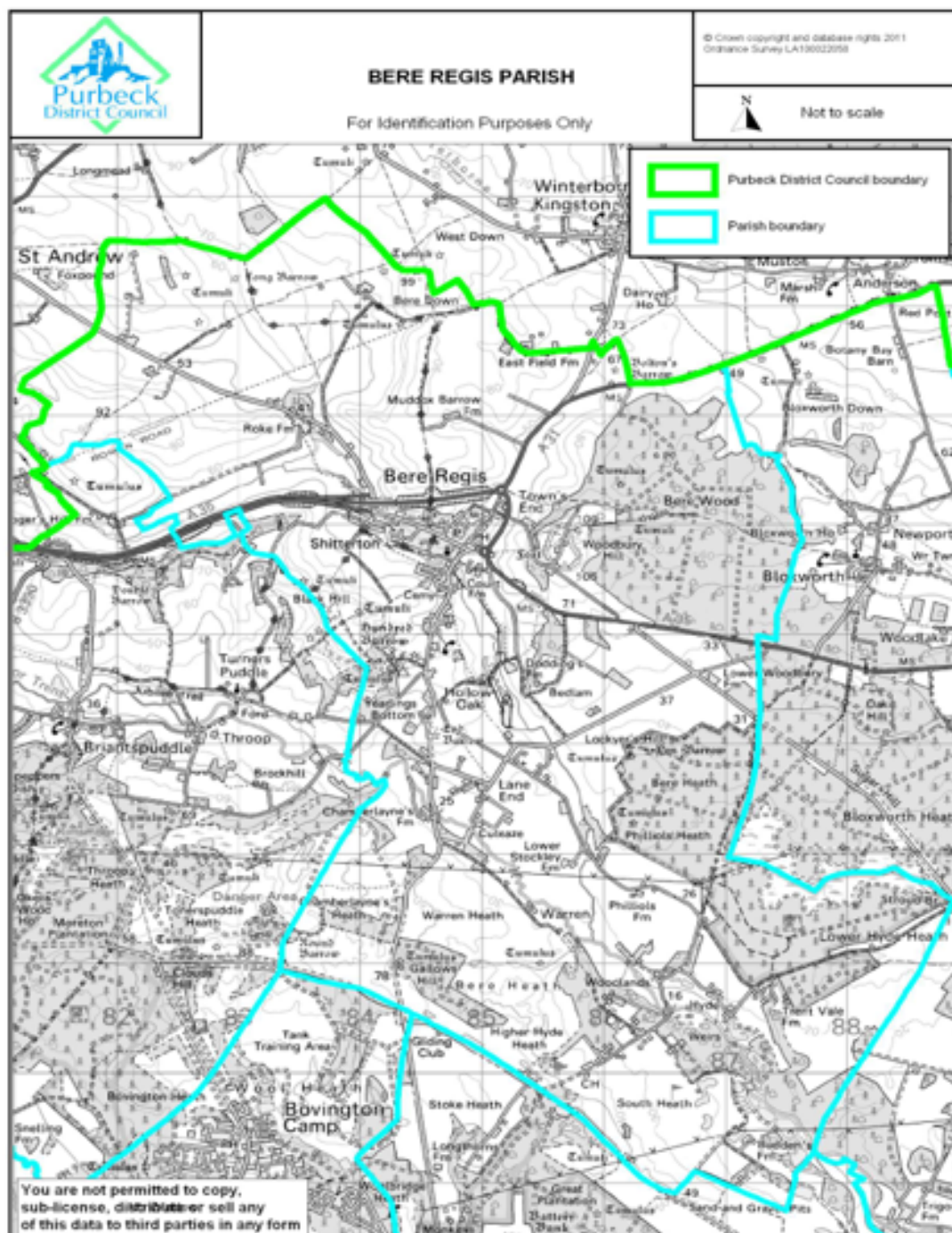
- 3.9 Overall, the above indicates that both maintaining the existing Neighbourhood Plan and undertaking a limited review would result in broadly similar environmental outcomes. However, updating the Plan to reflect recent policy changes would be likely to produce some additional benefits in terms of improving clarity, consistency, and effectiveness in decision-making.

Objective and Scope of the NP Review

- 3.10 The existing adopted Bere Regis Neighbourhood Plan was made in 2019 and remains a key part of the statutory development plan for the parish. Since its adoption, the Purbeck Local Plan (2012–2034; adopted 2024) has been finalised and establishes a new strategic framework, increasing the housing requirement, for Bere Regis. The existing and proposed NP will both meet that requirement in full through its site allocations and accompanying mitigation policies.
- 3.11 The objective of the Neighbourhood Plan Review is therefore to update and refine the 2019 Plan so that it:
- Is in full conformity with the strategic policies of the adopted Purbeck Local Plan;
 - Improves the clarity and usability of existing policies, removing duplication or inconsistencies with the Local Plan or recent permissions; and

- Retains the overall spatial strategy and allocations, which continue to meet local housing and infrastructure needs.
- 3.12 Accordingly, the scope of the Review is deliberately limited to material modifications that do not alter the nature of the plan. The Review does not seek to change the strategic aims, objectives, or principles from the existing adopted plan tested through the 2018 SEA; rather, it updates the supporting text and policies to ensure that the plan remains effective and deliverable in the context of the adopted Local Plan, or remove them where they are no longer relevant to achieving the plans aims.
- 3.13 Given this focus, as will be explained below, the reasonable options available to the plan-makers are confined to whether and how the existing policies should be updated/removed to maintain conformity and improve implementation. Larger changes, such as the addition of new site allocations or the removal of existing allocations, would be outside the scope of this plan’s objectives, given they are already allocated and making such a change would change the nature of the plan.
- 3.14 Dorset Council reviewed a previous draft of the Neighbourhood Plan Review and agreed that version would be likely to be considered as a ‘material modification which did not change the nature of the plan’ and therefore that a public referendum would not be required to adopt it.
- 3.15 Most importantly, it has been agreed with Dorset Council that the findings and conclusions of the SA report conducted as part of the original Neighbourhood Plan (completed in 2018) is still relevant to this NP review and would be suitable to provide a baseline for this SEA. This document (hereafter referred to as the ‘2018 SEA’) is provided at Appendix 4 of this document.
- 3.16 Further information about the changes proposed in this NP Review has been clearly set out with reasons in ‘ED11: Modification Statement’.

Figure 1. Map of Designated Neighbourhood Area



4. Scoping and Assessment Framework

4.1 In August 2025, a full joint screening and scoping report was prepared (see ED13). This was undertaken as one single report given the likelihood that SEA would be required due to the NP including the allocation of housing sites, and to save time consulting the relevant statutory bodies. The conclusions on which matters were considered should be scoped into the SEA for both the original Neighbourhood Plan and this Neighbourhood Plan Review are outlined below:

Table 1. Scoping Matters

SEA Topic	Scoped in for 2018 SEA?	Scoped in for this SEA?	Justification
Biodiversity, Flora and Fauna	Yes	Yes	The Neighbourhood Area lies within the zone of influence of multiple protected sites (Dorset Heathlands, Poole Harbour SPA). BNG requirements, nitrogen neutrality, and ecological mitigation remain relevant.
Water	Yes	Yes	The parish falls within a nutrient-sensitive catchment and contains areas of fluvial, surface water, and groundwater flood risk. Nutrient neutrality and SuDS remain key considerations.
Air	No	No	The scoping report confirmed that no AQMAs apply to the neighbourhood area and the scale of development remains below thresholds likely to trigger significant air quality impacts. Construction and operational effects are short term, limited and localised.
Climatic Factors	Yes	Yes	Flood risk and adaptation to climate change remain important given local hydrology and the role of green infrastructure.
Cultural Heritage	Yes	Yes	Development may affect the setting of listed buildings and the Bere Regis Conservation Area. Heritage-sensitive design remains necessary.
Landscape	Yes	Yes	Development on the edge of the village could impact locally valued views and landscape character. Issues previously assessed remain relevant in the current planning context.
Material Assets and Soil	No	No	Infrastructure pressures and losses to Agricultural land are limited and can largely be addressed through subsequent applications. The sites are not considered to be of a scale that would materially affect agricultural capacity. No new considerations apply the review.
Population and Human Health	No	No	A local GP surgery exists, and the scale of development is limited. There are public open spaces which promote human health.

- 4.2 The below framework (Table 2) was subsequently prepared to provide a structure against which the environmental effects of the Bere Regis Neighbourhood Plan Review will be assessed. It is designed to ensure that all likely significant effects are identified, assessed and, if necessary, mitigated.
- 4.3 Each objective is accompanied by a set of assessment questions to guide the analysis and help determine whether the policies or proposals within the BRNPR are likely to result in significant environmental effects. The framework will be considered during the preparation of the Environmental Report.

Table 2. SEA Considerations

Topic	Considerations
Biodiversity	<ul style="list-style-type: none"> Will the plan avoid adverse effects on European and designated sites? Will it support delivery of BNG and Local Nature Recovery Strategy priorities? Will it retain or enhance green infrastructure and ecological connectivity? Has NE guidance been considered?
Water	<ul style="list-style-type: none"> Will development maintain or improve nutrient neutrality objectives? Will it avoid development in areas of fluvial or groundwater flood risk? Does it incorporate SuDS and natural flood management measures?
Climatic Factors	<ul style="list-style-type: none"> Will development avoid increasing flood risk or surface water run-off? Does the plan encourage design measures that support climate objectives?
Cultural Heritage	<ul style="list-style-type: none"> Will development preserve or enhance the character of the Conservation Area? Will it avoid harm to the setting of listed buildings or archaeological remains? Are locally valued heritage assets considered in design? Has HE guidance been considered?
Landscape	<ul style="list-style-type: none"> Will development respect ridgelines, skylines, and key views? Will it retain undeveloped slopes and green edges around the village? Does the plan reinforce local landscape character through design and layout?

Consultation on the Scoping Report

- 4.4 Comments on the scoping are summarised below (full comments in ED13).

Statutory Group	Comments
Historic England	Confirm SEA Required. No comments on scoping report other than to request that HE guidance is considered in SEA, some of which has been introduced since the original SEA (reference to this was subsequently added in the Scoping Report; see Table 2 above).
Natural England	No comments other than request to consider guidance in SEA (reference to this is also added in the Scoping Report).
Environment Agency	No comments other than to agree with the conclusions of the SEA Screening and Scoping Report (May 2025).

5. Plan Context and Environmental Baseline

5.1 In August 2025, a comprehensive review of relevant plans, policies and programmes, together with a full description of the environmental baseline for the Neighbourhood Area, was undertaken via the Scoping Report (ED13). This section summarises the key changes that scoping report identified since the baseline position of the original 2018 SEA, which supports this approach (see Appendix 4, p.32-33).

New Relevant Plans, Policies, and Programmes

- Purbeck Local Plan (adopted 2024)
- National Planning Policy Framework (2025 update)
- Environment Act (2021)
- Dorset Local Nature Recovery Strategy (Final version due December 2025)
- Dorset Council Biodiversity Appraisal Protocol
- Habitats Regulations (as amended 2019)
- UK Net Zero Strategy (2021)
- Historic England Guidance - Neighbourhood Planning and the Historic Environment (2022)

Changes to Baseline Conditions for Scoped Issues

Biodiversity, Flora and Fauna

- New requirements under the Environment Act 2021 mandate a minimum 10% Biodiversity Net Gain (BNG) for most new development, now a material planning consideration.
- Natural England guidance (2024) has removed phosphorus mitigation requirements in the Poole Harbour catchment, but nitrogen mitigation remains necessary, with Dorset Council managing a strategic mitigation scheme.
- The draft Dorset Local Nature Recovery Strategy has since been introduced, which is likely to identify multiple parts of the Neighbourhood Area as an area of opportunity for nature recovery and improved habitat connectivity. Once adopted, this will bring increased BNG requirements for development area within those locations.

- Four of the five site allocations have been the subject of submitted planning applications and have therefore been subject to detailed planning discussions and detailed ecological assessment.

Water Pollution

- In 2024, Natural England removed the requirement for phosphorus mitigation in the Poole Harbour catchment due to planned wastewater treatment upgrades.
- Nitrogen neutrality remains a statutory requirement, and Dorset Council now administers a strategic mitigation scheme including nutrient offsetting credits.
- The five site allocations have been carried forward from the made plan, and four of the five sites have since been the subject of planning applications, during which site-specific flood risk and wastewater infrastructure considerations have been addressed through the development management process.

Climactic Factors

- Changes to national policy (NPPF) including a greater emphasis on climate mitigation and adaptation.
- The Environment Act 2021 reinforces the role of green infrastructure in building climate resilience.
- The UK Net Zero Strategy (2021) establishes the national framework for reducing greenhouse gas emissions to netzero by 2050, strengthening policy expectations for low-carbon development, energy efficiency, and climate adaptation in local planning.
- Flood Maps for Planning were updated in March 2025, however, a desktop review indicates that the extent of flood zone 1 in the neighbourhood area has not materially decreased.
- Four of the five site allocations have been the subject of planning applications, during which flood risk and drainage issues have been examined through site-specific flood risk assessments and drainage strategies.

Cultural Heritage

- Northeast of Bere Regis settlement, the Milestone on southside of the A31 NE of Bere Regis was listed on the register (List Entry 1429658, Grade II).
- Four of the five sites have progressed to planning application stage, at which point heritage impacts were assessed in more detail.

Landscape

- The landscape baseline has not materially changed — no new designations or character assessments have altered the status of the landscape since 2018.
- Four of the five allocated sites have been subject to planning applications, which included landscape and visual impact considerations. Outcomes from these applications have informed the updated policy wording.

6. Plan Objectives

6.1 The original Bere Regis Neighbourhood Plan (2019) was subject to a full SEA, which assessed alternative approaches to development, including site options, spatial strategies, and non-allocation scenarios. That work included the identification of plan objectives developed through community engagement and aligned with the (then) emerging Purbeck Local Plan. Given the scope of this review, those objectives remain valid and suitable for consideration in this SEA (shown below), however, where relevant changes are made to reflect changes to the relevant the updated baseline.

Table 3. Plan Objectives

NP Objective (2018 SEA)		New Objective
1	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	No change
2	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	No change
3	Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	No change
4	Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.	No change
5	Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	No change
6	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses



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	area, and by retaining existing businesses.	in the proposed commercial area, and by retaining existing businesses.
7	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	Protect and enhance the environment, including local wildlife habitats, open spaces and public rights of way, and facilitate Nature Recovery.
8	Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	No change
9	Minimise all forms of pollution and consumption of natural resources.	No change

7. Developing Reasonable Alternatives

- 7.1 This chapter develops and refines alternatives and the assessment of their effects. Each first draft policy is assessed against the SEA objectives and recommendations are made for mitigation. Any potential significant negative effects are discussed.
- 7.2 It concludes with a summary of how easily the Bere Regis Neighbourhood Plan Review can continue to meet the SEA objectives.

Methodology

- 7.3 To facilitate the appraisal process, assessment matrices were used. These matrices undertake an assessment of the First Draft Neighbourhood Plan Review policies / proposals and alternative options considered by the Neighbourhood Plan group (Appendix 2). Where additional information is relevant this is included in the relevant matrix.
- 7.4 The matrices include:
- A commentary on significant impacts against the SA objectives;
 - A score indicating the nature of the impact; and
 - Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or
 - enhancements, which could be considered in the next steps of policy formation.

Symbol	Definition
++	Significant Positive Effect
+	Positive Effect
~	Neutral Effect
-	Negative Effect
--	Significant Negative Effect
n/a	Not applicable

Assessment considerations

7.6 The appraisal of the policies and alternatives has been undertaken against each of the SA objectives. In assessing the plan, a number of issues were taken into account, including:

- Whether the effect is likely to be permanent or temporary
- The likelihood of the effect occurring
- The scale of the effect (e.g. whether it will affect one location or a wide area)
- Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
- Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
- The current status and trends in the environmental, social and economic baseline or characteristics of the area affected
- Whether it is likely to affect particularly sensitive locations, e.g. those that are designated as international or national level, or where thresholds (e.g. air quality) might be breached.

Definitions of secondary, cumulative and synergistic

7.7 The SA also considers secondary, synergistic and cumulative effects. These terms are explained below.

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Plan, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO ₂ in the atmosphere can magnify the health effects of ozone.

7.8 While early SEA guidance (e.g. Therivel, 2004) noted the importance of considering long-term effects, more recent policy and practice have moved toward clearer, plan-led interpretations. For the purposes of this SEA, “long term” is taken to mean the end of the plan period (2034), and where appropriate, longer-term trends relevant to issues such as climate change or infrastructure capacity.

7.9 Predicting long-term outcomes remains uncertain for certain issues, particularly those regarding climate change, but this SEA assumes the current national policy trajectory will continue, including the UK’s legally binding target to achieve net zero emissions by 2050. It also assumes continued pressure from climate change, requiring adaptive policy and environmental safeguards even within the lifespan of the Neighbourhood Plan.

Identification of difficulties

7.10 The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge).

Issue	Difficulty
Evidence base	Although the Review does not introduce new sites or strategic changes, the baseline has been reviewed to identify where updates to the baseline may affect conclusions of the 2018 SEA. A review of planning history has also been undertaken, which does not indicate there are any new issues relating to any of the sites (see ED8), however, they remain undetermined which introduces a degree of uncertainty, though it is not considered likely to materially affect the SEA scoring for existing allocations.
Climate Change	Climate change continues to present uncertainty in relation to long-term environmental effects, including potential impacts on protected habitats and species resilience. While the Review does not alter the spatial strategy or introduce new sites, the effects of climate change — such as increased flood risk or ecological stress — remain difficult to quantify precisely at the neighbourhood scale, especially over a 15-year plan period.
Strategic Uncertainty	Dorset Council is preparing a new Local Plan, with submission expected in late 2026 and adoption in 2027. This introduces uncertainty over future strategic housing policies and spatial priorities. However, the SEA must assess the Neighbourhood Plan Review against the adopted Purbeck Local Plan, which remains in force. This limits the SEA’s ability to consider longer-term strategic changes, but reflects the constrained scope of the Review and ensures legal compliance with current policy.

Judgements and Assumptions

- 7.11 This chapter sets out what judgements and assumptions are made in assessing the Bere Regis Draft Neighbourhood Plan Review against SA objectives. It also lists any potential difficulties in appraising the Neighbourhood Plan Review.
- 7.12 In undertaking the assessment, a number of assumptions were made which can be grouped according to the SA objective as set out below.

SA Objective	Judgements and Assumptions made when assessing each pre-submission policy
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	The adopted Purbeck Local Plan (2018–2034) establishes housing requirements to meet short-term needs in the Bere Regis area. The Neighbourhood Plan Review continues to allocate sufficient land to meet that requirement. It is recognised that housing needs are expected to rise in future, and that the emerging Dorset Local Plan will eventually replace the current strategic framework. However, until that plan is adopted, the Purbeck Local Plan remains the operative basis for plan-making. The SEA therefore assumes that the Neighbourhood Plan Review appropriately addresses identified short-term housing needs, and assesses policies on their ability to support delivery of a suitable mix of tenures and types within this context.
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	<p>Bere Regis is set in a relatively open landscape with many views to the village from the east, south and west. To the north of the village are the North Bere Regis Downs with expansive open landscapes and views, and to the south are the South Bere Regis Downs with landmark Black and Damer Hills, woodland and lower lying pastoral landscapes. New development has the potential to impact on these landscapes both during construction and in the long term, if not designed to minimise impact. It is expected that the majority of new development will extend the existing settlement and avoid countryside locations thereby reducing potential negative effects, although some development will undoubtedly take place in more sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, there is potential for development to result in landscape enhancements.</p> <p>Bere Regis has a rich cultural and historic heritage with a conservation area covering large parts of the village. As with landscape considerations, however, it has been assumed that new development that would have a negative effect on such assets would not be permitted.</p>

	<p>New development is expected to follow national and local design guidance, including the Purbeck Local Plan, National Design Guide, and the Bere Regis Conservation Area Appraisal. It is assumed that the achievement of high-quality design will be enforced through planning policy and the development management process, and monitoring.</p>
<p>Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.</p>	<p>Bere Regis has some good local facilities. Prospective residents will benefit from good accessibility to basic services including a doctor's surgery, dentist, school, shop / post office and petrol station.</p>
<p>Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.</p>	<p>Public transport options in rural areas are generally limited, with residents often relying on private vehicles to access a wider range of services and facilities. However, by focussing development within or close to the main settlement, there is potential to improve the viability of local services and public or community transport provision over time, particularly where growth supports increased demand and investment opportunities.</p>
<p>Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.</p>	<p>Development located within or adjacent to the main settlement is assumed to perform more positively against this objective, as it improves accessibility to existing services and facilities, helps sustain their long-term viability, and increases the likelihood of ongoing investment.</p> <p>It is also assumed that emerging Local Plan policies will continue to protect key community facilities across the district. As such, the Neighbourhood Plan does not need to duplicate those protections, and instead can focus on adding local detail — for example, by identifying valued facilities, setting expectations for enhancement, or guiding developer contributions in support of locally prioritised services.</p>
<p>Support existing and new employment opportunities in the parish, particularly by retaining existing businesses.</p>	<p>The construction of new residential development is expected to generate additional employment opportunities. These opportunities within the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing services and encourage the location of new businesses. However, it is not expected that the scale of development proposed will generate significant inward investment.</p>

	<p>New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services although any effects are considered minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as natural and historic heritage, which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or that the effects would be appropriately mitigated.</p>
<p>Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way, and facilitate Nature Recovery.</p>	<p>A large proportion of Bere Regis Parish is covered by nationally and internationally designated nature conservation sites (SSSI, SPA, SAC, Ramsar, SNCI), meaning new development must be carefully managed to avoid harm to habitats and species. Effects will depend on site location and mitigation. The HRA process addresses potential effects on European sites, with avoidance and mitigation measures (e.g. through SANG provision) guided by Natural England and local policy.</p> <p>Biodiversity Net Gain requirements now apply and the Dorset Local Nature Recovery Strategy is expected to be implemented shortly. These may improve outcomes for biodiversity, though it is assumed they will not affect site deliverability, particularly as most allocations are already subject to planning applications or consents.</p>
<p>Reduce vulnerability to flooding and coastal change and adapt to climatic changes.</p>	<p>In Bere Regis there is potential for new development to increase the risk of flooding both in the immediate vicinity of the development and elsewhere, for example, through increased run-off and groundwater issues. However, in undertaking this assessment it has been assumed that new development will not be located in flood zones or other areas of flood risk unless no other appropriate sites are available. All sites subject to flood risk will be required to provide a Flood Risk Assessment (FRA) in accordance with the NPPF, National Planning Practice Guidance, Strategic Flood Risk Assessment (SFRA) and the requirements of Purbeck Local Plan Policy E5 such that any risk will be alleviated.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p>	<p>Air Quality - Development of new residential dwellings in Bere Regis has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply. It is noted that there are currently no designated Air Quality</p>

	<p>Management Areas (AQMA) within the District such that it is unlikely that any impacts would be significant.</p> <p>Noise – During the construction phase relating to the new dwellings, noise levels will be increased. This is primarily due to the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of the new development within a key village with access to some jobs and services locally.</p> <p>Light pollution - it is envisaged that the policy could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.</p> <p>Consumption of natural resources Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.</p> <p>Greenhouse gas emissions are likely to increase as the location of Bere Regis and its public transport will mean people will use their cars.</p> <p>Water - The provision of additional dwellings in Bere Regis is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.</p> <p>Nitrogen Mitigation – Water quality in Bere Regis is currently good¹, but the wider Poole Harbour catchment continues to experience issues linked to nutrient enrichment, particularly from nitrogen. As Bere Regis lies within this catchment, it is assumed new residential development will be required to demonstrate appropriate nutrient mitigation to avoid adverse effects on designated European sites.</p> <p>Waste - The development of new residential dwellings and employment in Bere Regis will lead to an increase in construction related waste arising in the short term.</p>
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¹ <https://www.wessexwater.co.uk/your-water/water-quality-results?postcode=BH20%207HH>

	Foul sewerage – Groundwater infiltration and sewer capacity issues are a known concern in Bere Regis. This matter is addressed through relevant policies in the adopted Purbeck Local Plan, which provides the framework for ensuring new development includes appropriate mitigation.
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How the reasonable alternatives were chosen

- 7.13 Article 5(1) of the Environmental Assessment of Plans and Programmes Directive (2001/42/EC), as transposed by Regulation 12(2) and Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004, requires that the Environmental Report shall identify, describe and evaluate “*the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.*”
- 7.14 The original Bere Regis Neighbourhood Plan was made in 2019 and forms part of the statutory development plan for the parish. The objective of this Bere Regis Neighbourhood Plan Review is to update and refine the original Neighbourhood Plan (2019) so that it is consistent with the adopted Purbeck Local Plan (2018–2034; adopted 2024) and national planning policy.
- 7.15 A limited number of changes would be required to achieve the desired goal, given the original Neighbourhood Plan (2019) allocates land sufficient to meet the requirement identified in new Policy V1 and Policy H2 of the Purbeck Local Plan (see ED8), and the Purbeck Local Plan references the allocations in the original Neighbourhood Plan as delivering that requirement. Both plans share the same end date (2034) and that is not proposed to change as part of this review. The objective of this review therefore is to make minor updates to bring the plan up to date, and ensure it is clear and effective in achieving its established objectives.
- 7.16 Given the extent of change permitted under this Neighbourhood Plan Review is limited by its objective and scope, the findings of the original SEA are considered to remain highly relevant to the Neighbourhood Plan Review, and an important foundation for considering the reasonable alternatives in this SEA. The 2018 Strategic Environmental Assessment that supported the made plan considered a comprehensive range of options and evaluated them against the SEA objectives which are carried forward into table 3 above. The 2018 SEA also considered a number of Strategic Housing and Land Availability Assessment (SHLAA) sites considered as suitable options, taking into account a range of issues such as environmental constraints, access, landscape visibility and general location of

development. Subsequently, these sites were assessed against the SEA objectives to provide evidence of the most sustainable locations from which the Neighbourhood Planning steering group could choose from (See Appendix 4).

- 7.17 For this Neighbourhood Plan Review, an SEA Screening/Scoping opinion has been prepared to fully re-assess the existing baseline to confirm (a) that no new environmental matters need to be scoped into the assessment and (b) that, for scoped in matters, the revised baseline does not suggest the previous conclusions from 2018 would be materially different today. Appendix 3 of this report reviews whether any changes to the baseline since 2018 are significant enough to undermine the conclusions of the original SEA, including the chosen housing sites, and it confirms that the environmental context has not changed to a degree that would make the existing Neighbourhood Plan unsuitable for modest updates or make the limited scope of this Review inappropriate.
- 7.18 Outside of the SEA process, work has been undertaken (see ED8) to confirm the existing allocations remain available and deliverable, accounting for sites subject to live or consented planning applications where technical matters have been commented on. As mentioned above, the scope of this Neighbourhood Plan Review is to make material modifications which do not change the nature of the plan, and therefore addition of alternative sites or the removal of allocated sites is not a reasonable alternative that can be considered without changing the scope of this plan.
- 7.19 In accordance with the SEA Regulations and guidance, a reasonable alternative must be:
- Realistic and capable of implementation,
 - Relevant to the objectives and geographical scope of the plan,
 - Sufficiently distinct from other options to allow meaningful environmental comparison, and
 - Justified through clear reasoning as to why it was selected or rejected.
- 7.20 In light of the defined scope of the Neighbourhood Plan Review, it is considered that the most appropriate and realistic alternative is to not update the plan. This alternative is relevant to the scope and objectives of the Review, insofar as it achieves the same overall spatial strategy and housing delivery. While it is recognised the broad spatial outcomes of both options are similar (i.e., the same sites are allocated and the same quantum of growth is planned), the way in which environmental effects are managed differs. The existing plan's policies lack clarity, do not reference updated requirements such as Biodiversity Net Gain, and

in some cases fail to articulate specific mitigation measures for individual sites. For instance, site allocations in the 2019 Neighbourhood Plan do not clearly set out site-specific requirements in the policy, which has led to some mitigation being omitted at planning application stage (see ED8). In contrast, the updated policies more clearly express local requirements and reflect the strategic context now provided by the Purbeck Local Plan. As a result, the updated plan may be more likely to deliver positive effects across themes such as biodiversity, design and addressing housing needs.

7.21 In terms of alternative housing sites, it is considered appropriate to limit these to those assessed in the previous SEA, as that assessment was comprehensive and has been shown to remain relevant (Appendix 3). It is acknowledged that the Draft Dorset Local Plan (Regulation 18, 2025) identifies a number of potential opportunity sites across the wider Dorset Council area. These sites have been promoted for consideration in meeting future strategic housing needs beyond the Purbeck Local Plan period. However, they have not yet been subject to detailed technical testing or confirmed as deliverable. Given that the Dorset Local Plan remains at an early stage, and it is not confirmed whether they would be realistic and capable of implementation, they are not considered relevant to the objectives and scope of this plan.

7.22 In light of the above, alternatives considered in this SEA update are:

- **Option A – No Update:** Retain the 2019 Neighbourhood Plan policies.
- **Option B – Update:** Update/remove policies for consistency with the Purbeck Local Plan and current national guidance.

7.23 This can be distilled into the following reasonable alternatives relevant to each policy:

Issue	Alternatives
1. Settlement Boundary	A. Retain Policy BR1 in the original Neighbourhood Plan.
	B. Remove Policy BR1 (rely on Purbeck Local Plan Policy V1).
2. SANG	A. Retain Policy BR2 in the original Neighbourhood Plan.
	B. Revise Policy BR2 (making updated references and increasing clarity for readers).
3. Groundwater	A. Retain Policy BR4 in the original Neighbourhood Plan.
	B. Remove Policy BR1 (rely on Purbeck Local Plan Policy E5, deferring such matters to the relevant authorities).
4. Noise Attenuation	A. Retain Policy BR5 in the original Neighbourhood Plan.
	B. Revise Policy BR5 (review ref. BR3; making updated references and increasing clarity for readers).

5. Affordable Housing Tenures	A. Retain Policy BR6 in the original Neighbourhood Plan (rely on housing need evidence from 2012).
	B. Remove Policy BR6 (rely on new Housing Need Assessment prepared as part of the Purbeck Local Plan).
6. Residential Development	A. Retain Policy BR7 in the original Neighbourhood Plan.
	B. Restructure and translate Policy BR7 into individual site-specific policies (new ref. BR1a–e; Clearly articulate the unique characteristics, constraints and opportunities of each site, incorporating relevant content from the 2019 supporting text to bring these requirements into the main policy wording where appropriate. Revise site capacity, informed by planning history and consultation with statutory consultees, including Dorset Council Highways, Dorset Council Historic Conservation, Natural England. Insert new requirements for Biodiversity Net Gain and other considerations from revised baseline).
7. Community Facilities	A. Retain Policy BR9 in the original Neighbourhood Plan.
	B. Remove policy BR9 wording (rely on Purbeck Local Plan Policy EE3 and I7). Redraft policy (new ref. BR4; add local detail designed to aid decision-takers in applying Policies EE3 and I7 in the neighbourhood area).
8. Local Green Spaces	A. Retain Policy BR10 in the original Neighbourhood Plan.
	B. Revise Policy BR10 (new ref. BR5; increase clarity for readers).

7.24 There were no reasonable alternatives identified for old Policy BR8 (Employment), given the policy has delivered the intended outcome and consequently there would be no reason to consider carrying this forward to the Neighbourhood Plan Review. It would be outside the scope of the Neighbourhood Plan Review to consider a new employment policy which deviates from the previous aims. Therefore, the removal of this policy is not considered in this SEA.

Predicting the effects of the plan including a summary of ‘alternative’ sites / policy options assessed against SA objectives.

7.25 The table below shows a summary of how the alternatives have been assessed. Detailed discussion together with any necessary mitigation can be found in appendix 2.

Option A – Environmental Impacts

SEA Objective	1A	2A	3A	4A	5A	6A	7A	8A	9A
1. Housing Need	~	++			+	+			
2. Landscape/ Heritage	~	++		+		+		++	
3. Design/ Characte	~			+		+		++	
4. Reducing Car Travel		++				+			
5. Protecting Community Facilities	~					++	+		
6. Employment Opportunities	~			+		++			
7. Natural Environment		++				+		++	
8. Flooding and Climate Change		++	++	+		~		++	
9. Pollution and natural Resources		+	++	+		-		++	

Option B – Environmental Impacts

SEA Objective	1B	2B	3B	4B	5B	6B	7B	8B	9B
1. Housing Need	+				++	++			
2. Landscape/ Heritage	~	++		+		++		++	
3. Design/ Character	~	++		+		++		++	
4. Reducing Car Travel						+			
5. Protecting Community Facilities	~	++				++	++		
6. Employment Opportunities	~			+		++			
7. Natural Environment		++				++		++	
8. Flooding and Climate Change		++	++	+		~		++	
9. Pollution and natural Resources		+	++	+		-		++	

Cumulative Impacts

- 7.26 This report must take into account any potential cumulative or synergistic effects occurring as a result of the plan.
- 7.27 This means any effect arising from, for example, the noise and waste of the construction phase of development, if on a large scale, could result in a synergistic effect of an influx of pollution that could have health implications on residents.

How does the plan assist in the objective to facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties?

The updated Purbeck Local Plan (adopted July 2024) allocates around 122 homes to Bere Regis, up from the previous 50-dwelling allocation in the previous Local Plan. The Neighbourhood Plan Review carries forward the same site allocations as the 2019 Neighbourhood Plan, and confirms these are still available, suitable, and deliverable, with slight adjustments to development quantum reflecting outcomes from planning applications on the sites. When factoring in projected windfall delivery (approx. 30 units), Bere Regis is expected to exceed its housing delivery contribution, meeting its local need in full.

No additional site allocations are proposed in this Review. While national housing targets have increased, Dorset Council’s new strategic housing targets have not yet been formally defined and are expected to be addressed through the emerging Dorset Local Plan. Any new or revised housing allocations will therefore be a matter for a future Neighbourhood Plan.

Potentially significant positive effects: Housing delivery will meet the Local Plan requirement in full.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance Bere Regis’ unique landscape and townscape, and cultural and historical assets?

All building in Bere Regis will need to take into account Purbeck Local Plan policies relating to design, landscape will ensure that development will respect ridgelines, skylines, and key views, and reinforce local landscape character through design and layout. The most appropriate sites have been selected and provided with adequate mitigation to ensure that the most attractive undeveloped slopes and green edges around the village are retained. BR3 requires noise bunds and landscaping which would minimise the impact of new development on the wider landscaping whilst also acting as a form of noise attenuation.

Additionally, Purbeck Local Plan Policies ensure that there is no harm to historic assets or their setting, and archaeology protections. The Neighbourhood Plan supports this aim by providing a map of and reference to the conservation area appraisal to ensure that developers consider it in their planning applications. Guidance has been considered as part of this review in respect of heritage impacts as requested by Historic England – this is provided in a supporting evidence document (ref. ED12).

Potentially significant positive effects: Supporting documents and policies including those from Purbeck Local Plan ensure that new development enhances its surrounding environment and assets.

Potentially significant negative effects: None identified

How does the plan assist in the objective to ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community?

The Bere Regis Neighbourhood Plan aims to sustain a lively parish community that retains existing facilities and services and enhances provision of public rights of way. The Bere Regis Neighbourhood Plan supports the concept of self-contained communities in which basic facilities are on hand and in which the need to travel out of the community is reduced, thereby giving people a wider choice locally and not forcing them to travel elsewhere for essential services and provisions. The Purbeck Local Plan sets policies to protect employment and community facilities by defining key assets for protection, and the neighbourhood plan supports this by defining key assets for protection. The plan also designates important open spaces and their recreational facilities (BR5). BR1d and BR1e requires an area of informal recreation to be provided as part of each development. Relevant housing allocations will also need to provide towards the provision of Suitable Alternative Natural Greenspaces (SANGs).

Potentially significant positive effects: Neighbourhood Plan Policies support the retention and provision of open space and community facilities.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport?

Housing development located nearest to village services and facilities will assist most in achieving this objective.

Potentially significant positive effects: Retention of retail, services and facilities in accessible locations will encourage access by means other than car and reduce the need to travel elsewhere to access provision.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to support existing and new employment opportunities in the parish, particularly by retaining existing businesses?

The Bere Regis Neighbourhood Plan Review supports the development of land for housing. The developments will generate additional employment and will support the self-containment of the village.

Potentially significant positive effects: Housing development that supports additional employment provision in the village should ensure that employment opportunities in the village are provided into the future.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to reduce vulnerability to flooding and coastal change and adapt to climatic changes?

The document indirectly plans for climate change by promoting sustainable housing through the delivery of housing and retention of services and facilities to reduce the need for cars, the village sits on an excellent road network so only minor benefits will occur. However, the plan indirectly assists in carbon fixing through the protection of open spaces. Continual liaison with the Environment Agency and Lead Local Flood Authority (LLFA) takes place to ensure that development sites are not allocated in the floodplain or areas of other flood risk. Where there is potential flood risk, for example, groundwater flood risk related to sewer capacity issues in Bere Regis, the Strategic Flood Risk Assessment (SFRA) and site-specific Flood Risk Assessments (FRA) will identify and require suitable flood alleviation and mitigation measures.

Potentially significant positive effects: There is potential for flood risk alleviation as identified in the SFRA.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance the environment including local wildlife habitats, open spaces and public rights of way, and facilitate Nature Recovery?

In such a bio-diverse district, there will also be the challenge of balancing local housing needs with the protection of habitats and species from any adverse effects. The Bere Regis Neighbourhood Plan is subject to Habitats Regulations Assessment. The plan preparation process has taken into account site ecology through ecological surveys for the sites.

SANGS are one of two approaches set out in the adopted Dorset Heathlands Planning Framework SPD that provides the authorities with the assurance that additional development will not have significant negative effects on the nearby designated heathland sites. This combination of measures, agreed with Natural England, provides the authority with an important degree of flexibility in avoiding harm. A SANG has been identified and agreed in principle with Natural England, behind the Back Lane sites to mitigate the impact of the larger housing site.

The plan also encourages developers to achieve Biodiversity Net Gain, consider the aims and objectives of the Local Nature Recovery Strategy (forthcoming) and deliver on-site habitats for bats, birds and bees.

Potentially significant beneficial effects: The plan protects nationally recognised sites of interest and supports local nature recovery. Homes are to be delivered in a sustainable location, reducing the need for motor travel. Homes shall be required to achieve environmental standards in compliance with the building regulations.
 Potentially significant negative effects: None identified.

How does the plan assist in the objective to minimise all forms of pollution and consumption of natural resources?

Pollution

Through groundwater protection policies in Purbeck Local Plan which already address some aspects of potential water pollution from new development. Concentrating new development on the edges of Bere Regis will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible.

Consumption of Natural Resources

The 109 new homes at Bere Regis will access existing services and facilities and potentially new employment provision. However, poor public transport provision and excellent road links mean that dependence on the car is unlikely to be reduced significantly. While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures. BR3 aims to reuse surplus soil from site developments to provide noise attenuation bunds along the northern edge of site Back Lane and the edges of employment site thereby minimising the consumption of natural resources.

Potentially significant beneficial effects: None identified.

Potentially significant negative effects: None identified.

8. Mitigation Measures

- 8.1 Mitigation measures would go some way to making the Bere Regis Neighbourhood Plan Review more sustainable. Mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.
- 8.2 The table below lists mitigation measures for the Bere Regis Neighbourhood Plan that are not included in the HRA and mitigation that is not included in adopted policies in the Purbeck Local Plan Part 1.

Table 4. Mitigation Measures

Mitigation proposed	How could mitigation be addressed?
Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.	Maintain engagement with infrastructure providers
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.	Monitor its inclusion
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.	Monitor its inclusion
Ensure applications are in line with PLP1 policies DH and PL.	Monitor its inclusion
Ensure applications pay close attention to the SFRA.	Monitor its inclusion
Consider new Historic England Guidance on allocating Neighbourhood Plan sites.	Produce new supporting evidence document (ED12).

Monitoring the significant effects of implementing the plan on the environment

- 8.4 All of the monitoring that the Council undertakes of Local Plan policies relates in some way to achieving the SA objectives. For example, the monitoring of an increase in retail provision meets the objectives of promoting services and facilities, widening employment opportunities and helping everyone access basic services.
- 8.5 Where a problem is identified, recommendations are made in the relevant report, this is published at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/east-dorset/local-development-framework/monitoring-reports>. In this way, there is a monitoring programme in place to address areas where we are not meeting our targets or where there is an issue.
- 8.6 The table below summarises the SEA objectives and how they are monitored in scoping reports and in the annual monitoring programme.

Table 5. Monitoring Recommendations

SEA Objective	Recommendations for SEA scoping reports	Recommendations for SEA monitoring programme
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Housing and Affordable Housing.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land, Tourism, Community Facilities.
Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land and Tourism.
Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Transport and Accessibility.
Support and sustain existing community facilities and services such as social and sporting facilities.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment



Support existing and new employment opportunities in the parish, particularly by retaining existing businesses.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Employment
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way, and facilitate Nature Recovery.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Minimise all forms of pollution and consumption of natural resources.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications are in line with PLP1 policies DH and PL.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications pay close attention to the SFRA.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment

9. The SEA Statement

Recommendations and conclusions

How has the SEA informed the Policy?
Key findings
The SA examined alternatives, stipulated mitigation measures and created a monitoring framework (as discussed earlier) to ensure best use of the policy to address the identified need. Option B has been demonstrated to generate positive environmental effects that would outweigh the alternative of not updating the plan (Option A).
Changes made to plan following SEA
New evidence document prepared to reference Historic England guidance (see ED12).

The reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with
Key findings
This plan and the alternative achieve the same aims and actively help meet Bere Regis' development needs, scores very well for protecting Purbeck's assets and helps promote facilities within established areas, protecting Bere Regis's assets. However, the alternative is out of date in a few respects, and the chosen plan addresses these issues. The assessment has demonstrated that the chosen performs better in a number of ways as a result.

Discussion of positive and negative effects

- 9.1 The assessment does not identify any significant negative effects, however, there is potential for some minor negative effects which may be mitigated. These negative effects relate to increased flood risk, habitat protection, accessibility, pollution and natural resources. The Habitats Regulations Assessment (HRA) will be dealing with potential negative effects on habitat. Mitigation will include the need for housing allocations to provide suitable mitigation such as Suitable Alternative Natural Green Space (SANGs) and Flood Risk Assessments (FRAs) to prove proposals comply with Wessex Water, Natural England and Lead Local Flood Authority's requirements.
- 9.2 Regarding problems of accessibility, it is important to ensure that housing allocations are as close as possible to existing facilities and services, that cycle routes and walking routes are in place and that there is additional public transport. Housing allocations have been selected factoring in their proximity to a local school, doctor's surgery, shops, and open space and recreation facilities.

- 9.3 The negative effect of pollution and natural resources is one caused by cumulative impact, with a particularly negative impact during the construction phase. Mitigation for some of this is similar to the mitigation for problems of accessibility: ensuring development sites are as close as possible to existing facilities and services and that cycle and walking routes are in place. All of these measures would help keep increased traffic, associated traffic noise and light pollution to a minimum, as well as minimising the use of natural resources.
- 9.4 In the longer term, these effects reduce as construction work is completed and planting and landscaping schemes ‘soften’ the edges of new development to mitigate any potentially negative landscape impacts. Additionally, Biodiversity Net Gain implementation will take time and benefits will likely be realised in the medium/long term.
- 9.5 The SA has highlighted positive (some significant) effects with the Bere Regis Neighbourhood Plan Review.
- 9.6 No single policy in the pre-submission document has a long-term significant negative effect on any of the SA objectives. The SA has identified several potential negative impacts as a result of cumulative and synergistic impact of development. These relate mainly to objectives regarding pollution and greenhouse gases, which may have an adverse impact on human health in parts of Bere Regis. However, Purbeck has an adopted plan (adopted 2024) for the same plan period and housing requirement, with policies already in place to protect landscape, biodiversity, flooding and other major issues relevant to the housing that would be delivered by this Neighbourhood Plan Review.
- 9.7 A summary of the main strengths and weaknesses is set out below.

Sustainability Strengths of the Neighbourhood Plan Review

- Continues to allocate housing in locations that support existing services and promote sustainable travel.
- Aligns with updated affordable housing requirements to meet local need effectively
- Enhances clarity for applicants and decision-makers through updated, streamlined policy wording, and ensures the delivery of important mitigation and design requirements.
- Supports continued provision of green infrastructure and SANGs to mitigate recreational pressure on heathland.



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- Maintains protection for valued open spaces and supports community infrastructure.
- Integrates with up-to-date Purbeck Local Plan policies, including landscape and environmental protections.

Sustainability Weaknesses of the Neighbourhood Plan Review

- The cumulative effects of housing growth may still contribute to increased resource use, traffic, and emissions, though its delivery is supported by the Purbeck Local Plan.
- Climate change remains a risk to habitats and increases the challenge of managing flood risk.
- Ongoing development may continue to impact pollution levels and increase consumption of water and energy.

Appendix 1. Meeting the SEA Directive Requirements

- A.1 The Strategic Environmental Assessment (SEA) process, as required by the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), ensures that likely significant environmental effects of the Neighbourhood Plan are identified, described and evaluated. These Regulations transpose the requirements of Directive 2001/42/EC into domestic law.
- A.2 Government guidance (Planning Practice Guidance, “Strategic environmental assessment and sustainability appraisal”, updated 2024) sets out how SEA should be applied to Neighbourhood Plans. Where required, the SEA process results in an Environmental Report, which describes the baseline environment, reasonable alternatives, and the predicted effects of the plan, together with proposed mitigation and monitoring measures.

Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be given is set out within Article 5 and Annex I:	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	This document
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	This document
The environmental characteristics of areas likely to be significantly affected	This document
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, faunas, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short,	This document

medium and long-term permanent and temporary, positive and negative effects)	
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)	This document
A description of measures envisaged concerning monitoring in accordance with Article 10	This document
A non-technical summary of the information provided under the above headings	This document
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Screening and Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document as part of the Regulation 14 public consultation
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
Provision of information on the decision	
When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> ▪ The plan or programme as adopted ▪ A statement summarising how environmental considerations have been integrated into the plan or programme and how the 	SEA statement on adoption of the plan.



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<p>environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with</p> <ul style="list-style-type: none">▪ The measures decided concerning monitoring (Article 9)	
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This document



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Appendix 2. Assessment of Reasonable Alternatives



Issue	Alternatives
1. Settlement Boundary	A. Retain Policy BR1 in the original neighbourhood plan.
	B. Remove Policy BR1 (rely on Purbeck Local Plan Policy V1).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	~	+	<p>Option A: Choosing Option A would have no effect on the environment given the Purbeck Local Plan defines a settlement boundary, and if there was a situation where they did not match, the PLP would take precedence.</p> <p>Option B: Minor benefits of choosing option B. The NP Review removes BR1 due to being no longer required, given the Purbeck Local Plan adopted in 2024 includes the Bere Regis settlement boundary on the policy map. Its removal will avoid duplication, increasing clarity for applicants and the council, and will not materially affect planning outcomes, other than speeding up decision-making.</p>	None identified.
2. Landscape/ Heritage	~	~	Either alternative would have no effect on this objective, given the PLP designates a settlement boundary.	None identified.
3. Design/ Character	~	~	Either alternative would have no effect on this objective, given the PLP designates a settlement boundary.	None identified.



4. Reducing Car Travel	n/a	n/a	Option A and Option B are not relevant to this objective.	Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.
5. Protecting Community Facilities	~	~	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 16), given the PLP designates a settlement boundary.	None identified.
6. Employment Opportunities	~	~	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 16), given the PLP designates a settlement boundary.	None identified.
7. Natural Environment	n/a	n/a	Option A and Option B are not relevant to this objective.	None identified.
8. Flooding and Climate Change	n/a	n/a	Option A and Option B are not relevant to this objective.	None identified.



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9. Pollution and natural Resources	n/a	n/a	Option A and Option B are not relevant to this objective.	None identified.
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Issue	Alternatives
2. SANG	A. Retain Policy BR2 in the original neighbourhood plan.
	B. Revise Policy BR2 (making updated references and increasing clarity for readers).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
2. Landscape/ Heritage	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 17), given both options would achieve the same outcome.	None identified.
3. Design/ Character	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 17), given both options would achieve the same outcome.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement of regular sustainable



				transport to nearby towns.
5. Protecting Community Facilities	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 17), given both options would achieve the same outcome.	None identified.
6. Employment Opportunities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
7. Natural Environment	++	++	<p>Option A: The policy secures delivery of the strategic SANG, mitigating recreational pressure on European sites. It performs positively in terms of habitat protection and green infrastructure provision, given it provides clear timescales for delivery and synergises with Noise Attenuation. However, it does not offer guidance for non-allocated sites or reflect the latest frameworks on biodiversity net gain or nature recovery.</p> <p>Option B: In addition to securing the same SANG provision benefits identical as Option A, this policy provides updated references to the Local Nature Recovery Strategy and BNG, offering clearer guidance for non-allocated development on how to meet relevant environmental expectations. This strengthens the link to wider environmental policy and supports more implementation of nature recovery principles across the plan area.</p>	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.



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8. Flooding and Climate Change	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 17), given both options would achieve the same outcome.	None identified.
9. Pollution and natural Resources	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 17), given both options would achieve the same outcome.	None identified.



Issue	Alternatives
3. Groundwater	A. Retain Policy BR4 in the original neighbourhood plan.
	B. Remove Policy BR1 (rely on Purbeck Local Plan Policy E5, deferring such matters to the authorities).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
2. Landscape/ Heritage	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
3. Design/ Character	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement of regular sustainable transport to



				nearby towns.
5. Protecting Community Facilities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
6. Employment Opportunities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
7. Natural Environment	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
8. Flooding and Climate Change	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 14). Both options defer to higher-tier flood risk guidance in the Purbeck Local Plan. BR4 largely reiterates strategic policies; removal has no material effect on implementation or risk management. PLP1 E5 is more up to date and comprehensive. Removal avoids duplication and improves clarity, but does not weaken protections.	Support Wessex Water and Environment Agency in achieving the desired aims.
9. Pollution and natural Resources	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 14). Groundwater is a technical matter managed at District level. PLP1 E5 is more up to date and comprehensive. Removal avoids duplication and improves clarity, but does not weaken protections.	Ensure development is nitrogen neutral and is undertaken with consultation



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				with Wessex Water.
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Issue	Alternatives
4. Noise Attenuation	A. Retain Policy BR5 in the original neighbourhood plan.
	B. Revise Policy BR5 (review ref. BR3; making updated references and increasing clarity for readers).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
2. Landscape/ Heritage	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 10). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
3. Design/ Character	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 10). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement



				of regular sustainable transport to nearby towns.
5. Protecting Community Facilities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
6. Employment Opportunities	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 10). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
7. Natural Environment	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.



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8. Flooding and Climate Change	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 10). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
9. Pollution and natural Resources	+	+	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 10). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.

Issue	Alternatives
5. Affordable Housing Tenures	A. Retain Policy BR6 in the original neighbourhood plan (rely on housing need evidence from 2012).
	B. Remove Policy BR6 (rely on new Housing Need Assessment prepared as part of the Purbeck Local Plan).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	+	++	Option A provides support for affordable housing delivery but relies on outdated 2012 evidence, which may no longer reflect actual tenure needs. In practice, decision-makers are likely to use up-to-date Local Plan evidence anyway, so environmental/implementation impact is limited. Option B aligns directly with the updated Housing Needs Assessment (HNA) and avoids confusion or conflict, helping to deliver more appropriate housing mix more efficiently and streamlining decision-making.	None identified.
2. Landscape/ Heritage	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
3. Design/ Character	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible,



				encourage the improvement of regular sustainable transport to nearby towns.
5. Protecting Community Facilities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
6. Employment Opportunities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
7. Natural Environment	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
8. Flooding and Climate Change	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
9. Pollution and natural Resources	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.

Issue	Alternatives
6. Residential Development	<p>A. Retain Policy BR7 in the original neighbourhood plan.</p> <p>B. Restructure and translate Policy BR7 into individual site-specific policies (new ref. BR1a–e; Clearly articulate the unique characteristics, constraints and opportunities of each site, incorporating relevant content from the 2019 supporting text to bring these requirements into the main policy wording where appropriate. Revise site capacity, informed by planning history and consultation with statutory consultees, including Dorset Council Highways, Dorset Council Historic Conservation, Natural England. Insert new requirements for Biodiversity Net Gain and other considerations from revised baseline).</p>

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	+	++	<p>Option A would continue to support housing allocations that would meet the residual need for housing in the neighbourhood area during the plan period.</p> <p>Option B would perform better, given that it would reflect revised site capacities (see ED8), providing an uplift of 4 homes.</p> <p>Additionally, the Tower Hill site was refused but planning history indicates that the site may still be deliverable if the quantum was reduced, therefore, choosing this option would provide a second opportunity for a scheme to be submitted reflecting previous concerns. Overall, slightly more housing may be delivered as a result of choosing Option B, helping to address local need.</p>	None identified.



2. Landscape/ Heritage	+	++	Both alternatives would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1), however, Option B introduces site specific considerations into each policy including the need to consider the adjoining conservation area for relevant sites, therefore helping to facilitate the achievement of this objective.	None identified.
3. Design/ Character	+	++	Both alternatives would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1), however, Option B introduces site specific considerations into each policy for design and layout which will help support this objective further. Since the adoption of the Bere Regis Neighbourhood Plan (2019), Historic England has published guidance on neighbourhood plan sites which it has requested is considered for the sites in this SEA. Having undertaken this assessment will further support the achievement of the SEAs objectives, ensuring that the most suitable sites are selected.	Consider Historic England Guidance per HE comments.
4. Reducing Car Travel	+	+	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1).	Wherever possible, encourage the improvement of regular



				sustainable transport to nearby towns.
5. Protecting Community Facilities	++	++	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1).	None identified.
6. Employment Opportunities	++	++	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1).	None identified.
7. Natural Environment	+	++	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1), however, Option B would produce further additional positive effects by encouraging the provision of Biodiversity Net Gain on site or within the parish, in addition to encouraging the on-site provision of nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks).	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.
8. Flooding and Climate Change	~	~	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1).	Ensure that the necessary



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				mitigation is sought.
9. Pollution and natural Resources	-	-	Either alternative would produce the same effect on this objective as identified in the 2018 SEA (see Alternative 1).	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.



Title	Alternative
7. Community Facilities	A. Retain Policy BR9 in the original neighbourhood plan.
	B. Remove policy BR9 wording (rely on Purbeck Local Plan Policy EE3 and I7). Redraft policy (new ref. BR4; add local detail designed to aid decision-takers in applying Policies EE3 and I7 in the neighbourhood area).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
2. Landscape/ Heritage	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
3. Design/ Character	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement of regular sustainable transport to



				nearby towns.
5. Protecting Community Facilities	+	++	<p>Option A has a positive effect by maintaining a protective policy for community facilities, but it is out of date and duplicates strategic policies in the Local Plan, potentially causing confusion or inefficiency in application.</p> <p>Option B enhances decision-making by removing duplication and adding locally specific guidance to help decision-makers interpret Local Plan policies (EE3 and I7) in the context of Bere Regis. This better supports delivery of the objective while improving clarity and usability.</p>	None identified.
6. Employment Opportunities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
7. Natural Environment	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
8. Flooding and Climate Change	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
9. Pollution and natural Resources	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.

Title	Alternative
8. Local Green Spaces	A. Retain Policy BR10 in the original neighbourhood plan.
	B. Revise Policy BR10 (new ref. BR5; increase clarity for readers).

SEA objective	Option A Impact	Option B Impact	Supporting Comments	Mitigation Measures
1. Housing Need	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
2. Landscape/ Heritage	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 8). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
3. Design/ Character	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 8). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
4. Reducing Car Travel	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement



				of regular sustainable transport to nearby towns.
5. Protecting Community Facilities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
6. Employment Opportunities	n/a	n/a	Either alternative is unlikely to have any effect on this objective.	None identified.
7. Natural Environment	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 8). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
8. Flooding and Climate Change	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 8). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.
9. Pollution and natural Resources	++	++	Either alternative would have the same effect on this objective as identified in the 2018 SEA (see Alternative 8). Only minor updates are made to the supporting text and policy wording to increase clarity for policy readers.	None identified.



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Appendix 3. Review of 2018 SEA using 2025 Baseline

Topic / SEA Objective	Original 2018 SEA Conclusion	Updated Baseline Information	Required Update or Clarification	Implications for Overall SEA Conclusion
<p>Biodiversity, Flora & Fauna / Protect and enhance habitats and species.</p>	<p>Policies and allocations must avoid direct impacts on SSSI and SAC designations. Development requires mitigation for new development to avoid excessive nutrients being discharged into Poole Harbour (SPA/Ramsar). Suitable Alternative Natural Greenspace (SANG) required, including minimum standards for provision and not within 400m of protected heathland sites.</p> <p>The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) is to be considered through the Habitats Regulation Assessment (HRA) process</p>	<p>Environment Act 2021 introduced mandatory 10% Biodiversity Net Gain. Natural England (2024) has removed phosphorus mitigation in the Poole Harbour catchment but nitrogen neutrality remains. The Dorset Local Nature Recovery Strategy (LNRS) now identifies the area as a priority habitat connectivity zone.</p> <p>New HRA will be undertaken for the neighbourhood plan review.</p> <p>Dorset Heathlands Planning Framework 2020-2025 SPD now in place to set requirements for SANG provision.</p>	<p>Note policies must comply with 10% mandatory Biodiversity Net Gain (BNG) and align with the Dorset LNRS. Remove all reference to phosphorus mitigation in the Poole Harbour context.</p>	<p>No change to significance. All new considerations are at a strategic level and do not impact the favourability of individual housing sites.</p>



	<p>that has been prepared alongside the Bere Regis Neighbourhood Plan.</p> <p>Reference to Policy DH of Purbeck Local Plan Part 1 to determine SANG provision requirements.</p> <p>Ref to Nitrogen Reduction Poole Harbour Supplementary Planning Document.</p> <p>Proposed Mitigation: Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions & Ensure Development is Nitrogen Neutral.</p>	<p>The Poole Harbour Supplementary Planning Document was revoked due to advice from Natural England.</p> <p>Site assessments: There is the added consideration of Biodiversity Net Gain. Given BNG is a statutory requirement, it is not considered that the BNG potential of any one site should influence the overall selection of sites, and this should remain focussed on limiting impacts towards designated sites. The mitigation of nutrient loading on the Poole Harbour Catchment applies to the whole neighbourhood area. Therefore, the conclusions on site suitability are not affected.</p>		
Water Quality	Water quality in Bere Regis is “currently good” but	Updated Environment Agency data confirm similar flood	Updates needed to reflect current	No change to significance – Baseline



	<p>mitigation needed for nitrates entering Poole Harbour. Bere Regis has specific groundwater infiltration problems related to sewer capacity.</p> <p>Natural England was heavily involved in helping to prepare the Local Plan Part 1 and identify suitable mitigation. They recommended a policy where no residential development is permitted within 400m of heathland (policy DH). They continue to provide advice on issues such as identification of SANGS (Suitable Alternative Natural Green Spaces) to support strategic housing sites, which should reduce visitor pressure on nearby protected sites requiring SANG</p>	<p>zones. 2024 Levelling Up and Regeneration Act secured upgrades to Wessex Water treatment works. Phosphorus mitigation removed. Dorset Council SANG mitigation SPD 2020-2025 adopted.</p>	<p>requirements on nutrient mitigation.</p> <p>Site assessments: The issue is strategic and affects all sites equally. Therefore, the conclusions on site suitability are not affected.</p>	<p>flood risk issues are confirmed, but the mitigation pathway is now more robust and site-specific assessments completed.</p>
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	<p>provision on sites of 50 dwellings or more.</p> <p>Proposed Mitigation: Ensure undertaken with consultation with Wessex Water & Ensure applications pay close attention to the SFRA</p>			
<p>Climatic Factors / Reduce vulnerability to flooding and adapt to climatic changes.</p>	<p>New development requires a Flood Risk Assessment (FRA) in accordance with NPPF, SFRA, and PLP1 Policy FR.</p>	<p>Net Zero Strategy (2021) now national commitment; NPPF requires low-carbon design and energy efficiency.</p> <p>Site assessments: Flood Risk Zones may have changed modestly in the March 2025 update, however from comparison this does not appear to have changed noticeably and therefore previous conclusions on suitability remain reliable.</p>	<p>Note that site-specific flood and drainage issues for the allocated sites have now been substantially addressed through the development management process and should be reflected in policy wording. Recognition of Net Zero Strategy and national climate targets.</p>	<p>No change in local effects but plan context strengthened.</p>
<p>Pollution (Air/Noise/Water)</p>	<p>Notes potential short-term pollution during construction, nitrogen</p>	<p>No new AQMAs. Construction impacts will be addressed through planning conditions</p>	<p>Update wording to reflect 2025 national position on nutrient</p>	<p>No change to significance.</p>

	<p>mitigation, and no AQMA in the area. Noise bund required via old policy BR5 would minimise the impact of new development on the wider landscaping whilst also acting as a form of noise attenuation.</p>	<p>on permitted sites. Water pollution policies now tied to nutrient neutrality obligations.</p> <p>Site assessments: No major development has been delivered in the neighbourhood area since 2018, and none is currently planned outside the existing neighbourhood plan. Therefore, the baseline position and impacts of site allocations are considered broadly identical to that in 2018.</p>	<p>neutrality and construction-phase controls.</p>	
<p>Cultural Heritage / Protect and enhance cultural and historical assets.</p>	<p>Development must take into account PLP1 policies and the Plan's Conservation Area Appraisal to protect heritage.</p>	<p>The Milestone on the southside of the A31 was listed (Grade II). Historic England Guidance (2022) is a new relevant context.</p> <p>Site assessments: there have been limited changes to the baseline and therefore the previous conclusions remain</p>	<p>Supporting evidence document needed to address Historic England Guidance (See ED12)</p>	<p>No change to significance.</p>



		reliable, however, it should be demonstrated how sites meet HE guidance.		
Landscape and Townscape / Protect and enhance Purbeck's unique landscape and townscape.	The Plan aims to protect landscape and townscape. Mitigation involves using screening and soft edges in design and requiring landscaping (BR5). The most suitable site options were selected in terms of landscape impacts; no mitigation measures were identified.	<p>The landscape baseline has not materially changed (no new designations or character assessments). Landscape and Visual Impact Assessments (LVIAs) from planning applications have informed updated policy wording.</p> <p>Site assessments: there have been limited changes to the baseline and the neighbourhood area and therefore the previous conclusions on site suitability have not changed.</p>	Note: Acknowledge that the baseline is substantially unchanged. Update: Reference that the LVIAs undertaken for the allocated sites have informed and refined the policy wording for landscape protection.	No change to significance. The existing positive conclusion is valid as the landscape baseline is stable and mitigation has been tested/refined.
Population / Housing / Material Assets / Facilitate the development of new housing.	Purbeck Local Plan Part 1 Policy NW allocates 50 dwellings in Bere Regis of which at least 40% are to be affordable. The Plan aims to deliver 105 homes above the PLP1	The Purbeck Local Plan (adopted 2024) is the new relevant Local Plan. The National Planning Policy Framework (2025 update) is the current national policy. Ageing trend continues, with	The Plan's housing policy must now align with the adopted Purbeck Local Plan (2024). The policy context for housing need and delivery, including the definition of	No change to significance. The overall quantity and location of housing (material assets) is unchanged, only the overarching policy context requires



	<p>requirement and maximise affordable housing provision. “The parish has a growing, ageing population with limited access to services.”</p> <p>Reference to how old Policy BR10 links to Policy CF: Community Facilities and Services of PLP1.</p> <p>The plan included old Policy BR8 for new employment facilities which generated employment benefits.</p>	<p>updated 2021 Census data reinforcing the ageing profile.</p> <p>Policy CF: Community Facilities and Services of PLP1 superseded by Policy I7 of Purbeck Local Plan to 2034.</p> <p>Old Policy BR8 is no longer required as it has been delivered and employment needs for the plan period have been met. The Neighbourhood Plan review will generate further employment benefits through the development of housing, which creates jobs and also new residents will spend in the local economy.</p>	<p>affordable housing, must reference the NPPF (2025 update). Update statistics from 2011 to 2021 Census.</p>	<p>updating to the 2024/2025 documents.</p>
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Appendix 4. SEA conducted in 2018 for original Bere Regis Neighbourhood Plan



**Purbeck District Council
Sustainability Appraisal
Bere Regis Neighbourhood Plan
June 2018**



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Introduction

Purpose of this report

The purpose of this report is to present the findings of the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Bere Regis Neighbourhood Plan 2018.

The SA process seeks to identify economic, social and environmental impacts of the plan, and suggest ways to avoid or minimise potential negative impacts and maximise positive ones. The flow chart below shows the SA process, this document is the final stage of the assessment and briefly recaps on the previous two stages.

Screening assessment

A screening assessment was carried out to ascertain whether the plan was likely to have any significant environmental effects. The result of this was due to the allocation of land for residential development, negative effects were possible. So the next stage of the SEA process was begun.



Scoping Report

The scoping report was prepared in 2013. A scoping report assesses the current state of the environment, social and economic issues in the area and helps to highlight areas for improvement or protection. This was followed by further iterations of the plan.



Strategic Environmental Assessment

The full assessment will evaluate all reasonable alternatives to addressing the issues identified in the scoping report and any more that have arisen during evidence gathering. It will also include suggestions for mitigation techniques and monitoring for the policies.

Meeting the SEA Directive Requirements

The SA process, set out in government guidance (ODPM, 2004 & CLG, 2014) allows for the incorporation of a SEA. The SEA meets the requirements of a European law on the environmental assessment of plans known as the Strategic Environmental Assessment Directive (SEA). The output of an SA is the Sustainability Report, which includes a Strategic Environmental Assessment (SEA) with baseline information and a prediction of the environmental impacts of the plan. From now on, reference to SA should be taken to mean “SA incorporating SEA”.

The table below shows which documents deal with the SEA Directive Requirements.

SEA Directive Requirements	Where covered
Environmental Report	
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme are identified, described, and evaluated. The information to be given is (Article 5 and Annex I):	
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	This document
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	This document
The environmental characteristics of areas likely to be significantly affected	This document
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This document
The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	This document
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	This document
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	This document
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information)	This document

A description of measures envisaged concerning monitoring in accordance with Article 10	This document
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
Provision of information on the decision	
<ul style="list-style-type: none"> • When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with • The measures decided concerning monitoring (Article 9) 	SA statement on adoption of the plan.
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This document

What is sustainable development?

(Taken from Partial Review Options Consultation Document Sustainability Appraisal)

The most commonly accepted definition of sustainable development is:

'...development which meets the needs of the present without compromising the ability of future generations to meet their own needs.'

Source: Brundtland Commission, 1987

The UK government strategy for sustainable development 'Securing the Future' states that its aim is:

'To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations'.

The five guiding principles for sustainable development are:

- Living within Environmental Limits
- Ensuring a Strong, Healthy and Just Society
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

Bere Regis Neighbourhood Plan Process

The Bere Regis Neighbourhood Plan process began in 2012 when a Neighbourhood Plan Group was set up to guide the development of the plan. In September 2012, members of the community were invited to complete an online or paper copy questionnaire to help identify the key issues and options for the village. The questionnaire covered the topics of housing, the village school, village facilities, commercial uses / development, and highways and traffic. The questionnaire results were published in December 2012 and shared with the community at a meeting on the 8th December 2012. The Neighbourhood Plan Area was formally agreed in February 2013. Following this the SA Scoping Report for the Bere Regis Neighbourhood Plan was prepared in 2013.

Scoping Report

The scoping report identified the following characteristics and issues in Bere Regis that could occur without the implementation of the Bere Regis Neighbourhood Plan.

Likely evolution of the baseline without Bere Regis Neighbourhood Plan
Social
Due to in-migration to the area and the high quality of life offered in Purbeck, it is likely that house prices will continue to rise over and above local salaries. The plan ensures that new housing development is in the right locations in and around the village, in terms of local support, accessibility to services and facilities, and the provision of SANGs. Concerns about public transport provision, traffic congestion and the provision of activities for teenagers could be addressed by the delivery of additional housing to support community facilities and services, reduced congestion through development layouts and parking provision, retention of recreational open space and community facilities to enable the provision of activities, particularly for younger generations.
Economic
Local employment opportunities will remain limited encouraging existing and new residents to commute to nearby towns to access work opportunities. Without the plan, the opportunity to provide additional employment space within the village may be lost.
Environmental
The amount of housing at risk of flooding within the Parish may increase with climate change. Bere Regis has specific groundwater infiltration problems that are related to sewer capacity issues. Although there are policies in Purbeck Local Plan Part 1 on flooding and coastal erosion, not having a specific 'Groundwater' policy in the Bere Regis Neighbourhood Plan could limit opportunities to manage this element of flood risk to the village. Bere Regis also has protected Dorset heathlands within the parish that are in close proximity to the village. Without a Bere Regis Neighbourhood Plan which steers development away from protected sites and ensure the provision of SANGs to mitigate the impacts of additional residential development on protected sites, negative impacts could continue. Without a plan, existing areas of open space and Green Infrastructure that are important to the village, local landscape and biodiversity may not be protected.

The scoping report used the baseline information to identify issues and opportunities for the plan to consider.

Issues and opportunities	Sub-theme	Main Sources
Social		
Bere Regis residents say that the 2 nd most important factor in making Bere Regis a good place to live is the provision of affordable decent housing.	Housing	Ward data
Land has been submitted by landowners for potential development around Bere Regis	Housing	Strategic Housing Land Availability Assessment
All housing in Bere Regis will need to contribute towards heathland mitigation.	Housing	Purbeck Local Plan Part 1
Bere Regis is within North-West Purbeck spatial area which needs to provide 120 dwellings between 2006 and 2027. Many have already been built, or have planning permission. Approximately 78 still need to be provided.	Housing	Purbeck Local Plan Part 1
Residents value their local services and would like to retain them	Community services & facilities	Purbeck Local Plan Part 1
The most important factor in making Bere Regis a good place to live is provision of health services.	Community services & facilities	Ward data
Activities for teenagers is the 2 nd factor in Bere Regis most in need of improvement.	Community services & facilities	Ward data
The population of Bere Regis decreased by 7% between 1999 and 2009.	Housing	Ward data
Economic		
Bere Regis needs to attract more employment opportunities	Work	Purbeck Local Plan Part 1
Public transport in Bere Regis is the factor most in need of improvement	Accessibility & transport	Ward data
About 11% of households don't own a car. This is less than the Purbeck average of 14%	Accessibility & transport	Ward data
Environmental		
Bere Regis has significant problems with fluvial, groundwater, and surface water flooding.	Flood risk	Strategic Flood Risk Assessment (including Catchment Flood Management Plans)

The Bere Stream is part of the Piddle catchment which discharges into Poole Harbour, which is a SPA and Ramsar. New development could incorporate measures to avoid excessive nutrients being discharged into the harbour.	Biodiversity	Purbeck Local Plan Part 1
Bere Regis is surrounded by Special Areas of Conservation (SACs) and Special Protection Areas (SPASs), Ramsars, SSSIs and SNCIs, which are protected because of their biodiversity interest.	Biodiversity	Purbeck Local Plan Part 1
New development may impact on the character of the town.	Landscape & heritage	Townscape Character Appraisal
Development in Bere Regis offers opportunities for enhancement of the townscape and landscape	Landscape & heritage	Townscape Character Appraisal & Landscape Character Assessment (non-AONB)
Some of the character of the landscape around Bere Regis is judged to be in poor condition	Landscape & heritage	Landscape Character Assessment (non-
Much of Bere Regis is in a conservation area	Landscape & heritage	Bere Regis Conservation Area
There is no significant pollution identified in Bere Regis, but this must be taken into account to meet the requirements of the SEA Directive	Pollution & natural resources	Environment Agency
Levels of traffic congestion in Bere Regis are the 3 rd factor most in need of improvement.	Pollution (noise)	Ward data

Consultation on the scoping report

Finally, the scoping report was sent out for consultation and the results are summarised below. These results have also been taken account of in this draft report.

A brief summary of the key points raised are in the table below.

Authority/Individual	Key issues raised
English Heritage	<ul style="list-style-type: none">• Advice regarding updating the baseline.• Highlights importance of townscape and conservation area for defining heritage significance.• Advises a more robust monitoring framework regarding heritage assets.
Environment Agency	<ul style="list-style-type: none">• Advises the plan includes the South West River Basin Management Plan, Catchment Flood Management Plans, Nutrient Management Plan for Poole Harbour.• Advises references to no new increase of nutrients in Poole Harbour.
Natural England	<ul style="list-style-type: none">• SANG criteria must be met or exceeded and used not within the 400m zone of protected heathland sites.• Enhancement of footpaths must not increase recreation on designated heathland sites.• Any additional houses will be subject to mitigation.

In September 2014 further consultations were held on proposed sites for housing, employment and Suitable Alternative Natural Green Space (SANGs). This was followed-up with a further questionnaire in November 2014 on a range of issues and potential sites for housing, SANGs and a new school. 181 households responded to the questionnaire with responses informing the preparation of the draft plan.

Additional work has also been undertaken to inform the draft plan, including Habitat Surveys in December 2016 for the main proposed housing sites at Back Lane, North Street and White Lovington. Additionally a Habitats Regulations Assessment has been carried out on the plan. The results of the surveys can also inform the SA/SEA.

Developing Objectives

Objectives are devised to create a succinct framework for the plan to meet. The policies and their alternatives are assessed against the framework to ensure the plan will meet its objectives.

The steering group perused the baseline information gathered in the scoping report and together with their local knowledge and results from questionnaires, came up with several issues they wanted to address through the plan.

They developed objectives for improvement and the following suggests ways of achieving this.

Objective	How to improve the objective
Public transport	Improve facilities and services and access to them to reduce the reliance on car use
Traffic Congestion	
Affordable housing	Build more homes and introduce an affordable housing scheme
Employment	Increase the employment site to make it more attractive to employers or developers
Activities for teens	Improve or safeguard the open spaces and tourism within the village
Make the settlement boundary inclusive and work for everyone in the village	Adjust the boundary
Reduce potential noise pollution	Adopt sustainable new technologies in order to achieve this

The objectives and policies are in conformity with Purbeck Local Plan Part One so for the purposes of SA, the objectives from PLP1 and the Neighbourhood Plan have been amalgamated into the final objectives as listed below.

Bere Regis Neighbourhood Plan Spatial Objective	Purbeck Local Plan Objectives	Final objective
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	Meet as much of Purbeck's housing need as possible	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.
Ensure the new housing is designed to fit well with the local streetscape and blend	Protect and enhance Purbeck's unique landscape and townscape, and cultural	Protect and enhance Purbeck's unique landscape and townscape, and cultural

with the vernacular architecture, as described in the main report, Appendix 1, the Conservation Area Appraisal.	and historical assets.	and historical assets.
		Ensure the new housing is designed to fit well with the local streetscape and blend with the vernacular architecture, as described in the main report, Appendix 1, the Conservation Area Appraisal.
Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Help everyone access basic services, reduce the need to travel by car and encourage cycling, walking and use of public transport	Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.
		Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	Promote services and facilities where need is identified	Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	Harness the economic potential of tourism and widen employment opportunities	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	Reduce vulnerability to flooding and coastal change and adapt to climatic changes.

	Protect and enhance habitats and species.	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.
Minimise all forms of pollution and consumption of natural resources.		Minimise all forms of pollution and consumption of natural resources.

Developing strategic alternatives and assessing effects

This chapter develops and refines alternatives and the assessment of their effects. Each first draft policy is assessed against the SA objectives and recommendations are made for mitigation. Any potential significant negative effects are discussed.

It concludes with a summary of how easily the Bere Regis Neighbourhood Plan can meet the SA objectives.

Methodology

To facilitate the appraisal process, assessment matrices were used. These matrices undertake an assessment of the First Draft Neighbourhood Plan policies / proposals (Appendix 1) and alternative policies / proposals considered by the neighbourhood plan group (Appendix 2). Where additional information is relevant this is included in the relevant matrix.

The matrices include:

- A commentary on significant impacts against the SA objectives;
- A score indicating the nature of the impact; and
- Recommendations as to how the proposals may be improved against the SA objectives including any mitigation or enhancements, which could be considered in the next steps of policy formation.

Symbol	Definition
++	Significant positive effect
+	Positive effect
n	Neutral effect
-	Negative effect
--	Significant negative effect
n/a	Not applicable

Assessment considerations

The appraisal of the policies and alternatives has been undertaken against each of the SA objectives. In assessing the plan, a number of issues were taken into account, including:

- Whether the effect is likely to be permanent or temporary
- The likelihood of the effect occurring
- The scale of the effect (e.g. whether it will affect one location or a wide area)
- Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal
- Whether there are policies elsewhere that will help to mitigate adverse effects occurring or support positive effects
- The current status and trends in the environmental, social and economic baseline or characteristics of the area affected
- Whether it is likely to affect particularly sensitive locations, e.g. those that are designated as international or national level, or where thresholds (e.g. air quality) might be breached.

Definitions of secondary, cumulative and synergistic

The SA also considers secondary, synergistic and cumulative effects. These terms are explained below.

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Plan, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO ₂ in the atmosphere can magnify the health effects of ozone.

Strategic Environmental Assessment in Action (Therivel, 2004) states that greater weight should be given to longer-term impacts. While this would make sense, the question posed in this SA is “*how long is long term?*” There appears to be no definition and no guidance on this. Long-term effects are particularly difficult to predict, in particular with reference to how future technologies may assist in travel patterns, how climate change will occur, and how the changes will impact on human behaviour are almost impossible to predict in the long term. For example, assumptions have been made that oil costs will rise and that getting around will

still be through consumption of oil. However, should alternative technologies become commonplace and affordable, the results of some of the options would be somewhat different.

This SA is taking the definition of ‘long term’ to be towards the end of the plan period, rather than after it, thus working on the assumption that oil consumption will continue for some time, and that climate change will lead to more unpredictable weather patterns. Predicting long-term trends beyond the plan period is difficult and has therefore not been attempted.

Identification of difficulties

The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge).

Evidence base
Evidence is constantly updated which can make the SA comments out of date, although this is unlikely to materially affect scoring. There is also evidence that may be missing, such as detailed Environmental Impact Assessment (EIA) and / or detailed site surveys and reports. Local Plan policies also require suitable mitigation measures in accordance with Habitat Regulation Assessment. However, the detail of this mitigation may only be agreed at the planning application stage.
Climate Change
Assessing the long-term impacts of development upon European protected sites is difficult and uncertain. Climate change is expected to affect habitats and in some instances destroy habitats.

Judgements and Assumptions

This chapter sets out what judgements and assumptions are made in assessing the Bere Regis First Draft Neighbourhood Plan against SA objectives. It also lists any potential difficulties in appraising the Neighbourhood Plan.

In undertaking the assessment, a number of assumptions were made which can be grouped according to the SA objective as set out below.

SA Objective	Judgements and Assumptions made when assessing each pre-submission policy
Facilitate the development of new housing in sufficient quantity to meet local demand, with a	Purbeck Local Plan Part 1 Policy NW allocates 50 dwellings in Bere Regis, of which at least 40% are affordable. This fell short of the identified district-wide need so options and policies needed to concentrate on delivering as high a proportion of affordable housing as possible to meet local needs without incurring negative impacts upon European designated sites.

<p>range of affordable, shared ownership, and market properties.</p>	
<p>Support and sustain existing community facilities and services such as social and sporting facilities, and create a new Community Hall designed to enhance and enrich the lives of residents.</p>	<p>When we undertook the SA for the Purbeck District Local Plan Part 1 we assessed sites nearer to existing services and facilities as being more sustainable than dispersed rural sites. With the Bere Regis Neighbourhood Plan, the same principle applies: the nearer the site is to existing services and facilities, the more sustainable it is likely to be.</p> <p>The concentration of new development will increase the accessibility of existing facilities and services for prospective residents and could make the facility / service more viable. Many policies have a positive effect in relation to this objective over the medium to long term as more residents are located in the settlement with existing schools, health care provision and other services and facilities that may become more viable and receive ongoing investment.</p>
<p>Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.</p>	<p>The construction of new residential and employment development is expected to generate additional employment opportunities. These opportunities within the construction industry are expected to be only short term and relative to the scale of dwellings to be provided. In the medium to long term, the influx of new residents may support the viability of existing, and encourage the location of new businesses. However, it is not expected that the scale of development proposed will generate significant inward investment.</p> <p>New development may generate some indirect benefits in relation to the tourism economy. These benefits are likely to be primarily associated with the increase in new residents who may access tourist services although any effects are considered minor given the scale of new development proposed. There is potential for new development, if inappropriately located, and increased population pressure to have a negative effect on key tourist assets such as natural and historic heritage, which could undermine the tourism potential of the area. However, it has been assumed that any development that would have a potentially severe impact on tourist assets would not be permitted or that the effects would be appropriately mitigated.</p>

	Policies and allocations supporting tourism related development and uses will have direct benefits in relation to the tourism economy.
Help reduce the need to travel by car and encourage cycling, walking and use of public transport?	Public transport provision is poor with one bus service connecting to Dorchester and Blandford Forum five times a day. With excellent road connections, it is likely to be difficult to reduce the need to travel by car to access a wider range of service and facilities unless additional housing supports improved provision.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Bere Regis is a Key Service Village and has some good local facilities. Prospective residents will benefit from good accessibility to basic services including a doctor's surgery, dentist, school, shop / post office, farm shop and petrol station.
Reduce vulnerability to flooding and coastal change, and adapt to climatic changes	In Bere Regis there is potential for new development to increase the risk of flooding both in the immediate vicinity of the development and elsewhere, for example, through increased run-off and groundwater issues. However, in undertaking this assessment it has been assumed that new development will not be located in flood zones or other areas of flood risk unless no other appropriate sites are available. All sites subject to flood risk will be required to provide a Flood Risk Assessment (FRA) in accordance with the NPPF, National Planning Practice Guidance, Strategic Flood Risk Assessment (SFRA) and the requirements of PLP1 Policy FR such that any risk will be alleviated.
Protect and enhance habitats, the environment including local	A significant amount of Bere Regis Parish is covered by national and international nature conservation designations including Sites of Special Scientific Interest (SSSI), Ramsar sites, Special Protection Areas (SPA), Special Areas of Conservation (SACs) and Sites of Nature Conservation Interest (SNCI). Consequently, there is potential for new development to have an impact on habitats and species. This impact is dependent on the location of the development and mitigation measures which are incorporated into development proposals. The

<p>wildlife habitats, open spaces and public rights of way.</p>	<p>potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Bere Regis Neighbourhood Plan. Suitable mitigation measures to reduce potential adverse effects on the European protected sites will be required in association with development proposals.</p> <p>Natural England was heavily involved in helping to prepare the Local Plan Part 1 and identify suitable mitigation. They recommended a policy where no residential development is permitted within 400m of heathland (policy DH). They continue to provide advice on issues such as identification of SANGS (Suitable Alternative Natural Green Spaces) to support strategic housing sites, which should reduce visitor pressure on nearby protected sites requiring SANG provision on sites of 50 dwellings or more.</p>
<p>Protect and enhance Bere Regis's unique landscape and townscape, and cultural and historical assets?</p>	<p>Bere Regis is set in a relatively open landscape with many views to the village from the east, south and west. To the north of the village are the North Bere Regis Downs with expansive open landscapes and views, and to the south are the South Bere Regis Downs with landmark Black and Damer Hills, woodland and lower lying pastoral landscapes. New development has the potential to impact on these landscapes both during construction and in the long term, if not designed to minimise impact. It is expected that the majority of new development will extend the existing settlement and avoid countryside locations thereby reducing potential negative effects, although some development will undoubtedly take place in more sensitive locations. Nevertheless, it is expected that development will not be permitted where it would have a negative effect on landscape character and that appropriate design measures will be incorporated to alleviate impacts such as screening. In some circumstances, there is potential for development to result in landscape enhancements.</p> <p>Bere Regis has a rich cultural and historic heritage with a conservation area covering large parts of the village. As with landscape considerations, however, it has been assumed that new development that would have a negative effect on such assets would not be permitted.</p>
<p>Minimise all forms of pollution and consumption of natural resources.</p>	<p>Pollution</p> <p>Air Quality - Development of new residential dwellings in Bere Regis has the potential to generate short term negative effects in relation to air quality as a result of increased emissions from the construction process including, for example, those related to HGV movements to and from sites. In the longer term, there is potential for increased air pollution primarily as a result of increased traffic movements associated with increased housing supply. It is noted that there are currently no designated Air Quality Management Areas (AQMAs) within the District such that it is unlikely that any impacts would be significant.</p>

Water - Water quality in Bere Regis is currently good¹. However the quality of water in Poole Harbour is poor and mitigation needs to be sought for any new development taking place in that catchment. Bere Regis is part of that catchment. The contribution of nitrates from development to the water supply must be nil and a policy does address this issue. For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures together with nitrogen mitigation and consequently options and policies would be unlikely to have a positive or negative effect on water quality.

Noise – During the construction phase relating to the new dwellings, noise levels will be increased. This is primarily due to the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of the new development within a key village with access to some jobs and services locally.

Light pollution - it is envisaged that the policy could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied.

Consumption of natural resources

Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises.

Greenhouse gas emissions are likely to increase as the location of Bere Regis and its public transport will mean people will use their cars.

Water - The provision of additional dwellings in Bere Regis is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering.

Nitrogen Mitigation – the Plan includes a policy to ensure new developments are nitrogen neutral.

Waste - The development of new residential dwellings and employment in Bere Regis will lead to an increase in

¹Wessex Water Report found at <https://www.wessexwater.co.uk/>

	<p>construction related waste arising in the short term.</p> <p>Foul sewerage – The Neighbourhood Plan includes a policy to ensure that new residential development addresses groundwater infiltration flood risk that results from sewer capacity issues within the village.</p>
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Developing strategic alternatives

Sites

Potential Strategic Housing and Land Availability Assessment (SHLAA) sites were presented to the steering group as potentially suitable development sites. The SHLAA sites are submitted by either land owners or sites identified as suitable by the Council, the sites are assessed in terms of suitability for development taking into account a range of issues such as environmental constraints, access, landscape visibility and general location of development. Therefore the sites that have not been excluded through this process have potential suitability for housing development. It seemed sensible to select sites from these options and assess them against SA objectives to provide evidence of the most sustainable locations from which the neighbourhood planning steering group could choose from.

PLP1 allocated 50 dwellings to the Plan but alternative numbers have been assessed. One option would be to allocate all suitable SHLAA sites, another option would be to allocate enough to cover the target that new government methodology would consider suitable. PLP1 required 120 dwellings per annum district wide, but new government guidelines suggest a need for approximately 170 dwellings per annum.

The Council provided advice on potential issues with groundwater flooding and nitrogen mitigation which were required to be addressed, there are no alternatives for these as they have been assessed through the Local Plan making process.

The Alternatives

Using the needs of the village, local requests, Council knowledge and steering group knowledge of issues, the following proposed alternatives were formulated.

Title	Brief description
Continue using PLP1 Policy NW: North West Purbeck	Allocates a new employment site at Bere Regis and a settlement extension of approximately 50 dwellings with 40% affordable.

Allocate development sites for 105 units	Allocates five housing sites for around 105 homes. It also allocates a settlement extension of 1.9ha for employment provision in addition to that allocated in PLP1.
Allocate development sites for 218 units	Allocates housing sites for around 218 units.
Introduce a more specific Affordable Housing Tenure	North Purbeck must provide 40% affordable houses on development sites of 10 or more. This policy specifies how the 40% is split. 15% shared ownership homes, 15% discounted sales homes and 70% social and affordable publicly rented properties.
Continued use of PLP1 Policy AHT affordable housing tenure	This policy seeks 40% affordable housing for all schemes of 10 or more dwellings.
Introduce a policy that ensures noise attenuation	The policy requires surplus soil from the development of allocated sites
No noise attenuation policy	
Allocate extended safeguarded employment site at North Street	This policy allocates land for use as B1 office, A5 retail or C1 accommodation.
Continued use of PLP1 policy ELS Employment Land Supply	This policy safeguards a 0.8ha employment site.
Introduce protection and encouragement of existing and potential community facilities and services	This policy encourages new community facilities and services to locate within a defined settlement boundary.
Continued use of PLP1 Policy CF: Community Facilities and Services	This policy stipulates the use of community facilities and services within settlement boundaries and safeguards particular sites.
Safeguard important open space	This policy safeguards existing open space within the village.
Continued use of PLP1 Policy GI Green Infrastructure, Recreation and Sports Facilities and Policy BIO Biodiversity and Geodiversity.	This policy safeguards existing facilities, provides contributions to offset development elsewhere or replaces facilities with a like for like or improved scheme.

Site alternatives

Title	Brief described
Bonfire Field	Potential housing site allocation for 32 homes
Rye Hill	Potential housing site allocation for 50 homes
Former School	Potential housing site allocation for 22 homes
White Lovington	Potential housing site allocation for 12 homes
North Street	Potential housing site allocation for 12 homes
Tower Hill	Potential housing site allocation for 5 homes
Back Lane East	Potential housing site allocation for 55 homes
Back Lane West	Potential housing site allocation for 40 homes

For a number of issues there were no reasonable alternatives as explained below:

Policy	Explanation for no reasonable alternative(s)
Settlement Boundaries	Settlement boundaries required to change to include new housing allocations proposed through first draft neighbourhood plan and to ensure consistent approach to settlement boundaries is applied across the district.
Back Lane SANGs	Additional new development must provide towards SANGs as set out in PLP1.
Nitrogen Mitigation	Additional new development must provide towards Nitrogen Mitigation as set out in the Nitrogen Reduction Poole Harbour Supplementary Planning Document.

Predicting the effects of the plan including a summary of ‘alternative’ sites / policy options assessed against SA objectives

The table below shows a summary of how the alternatives have been assessed. Detailed discussion together with any necessary mitigation can be found in appendix A and B.

List of alternative policies assessed against SA Framework	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership and market properties.	Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	Ensure the new housing is designed to fit well with the local streetscape and blend with the	Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport	Support and sustain existing community facilities and services such as social and sporting facilities and to create a new community Hall designed to enhance and enrich the lives of residents	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses	Reduce vulnerability to flooding and coastal change, and plan for climate change	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	Minimise all forms of pollution and consumption of natural resources.
Allocate development sites for 105 units	++	++	++	+	++	++	n	+	-
Continued use of PLP1 Policy NW: North West Purbeck (allocates 50 units)	+	++	++	+	+	+	n	+	-
Allocate development sites for 218 units	++	++	++	++	++	++	n	+	-
Continued use of PLP1 Policy AH	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Introduce a more specific Affordable Housing Tenure	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Allocate extended safeguarded employment site at North Street	n/a	+	n/a	+	n/a	++	n	n/a	-
Continued use of PLP1 Employment Allocation	n/a	+	n/a	+	n/a	++	n	n/a	-
Safeguard important open spaces	n/a	++	+	n/a	n/a	n/a	++	++	++
Continued use of PLP1 Policies GI and BIO	n/a	++	+	n/a	n/a	n/a	+	+	+
Introduce a policy that ensures noise attenuation	+	+	n/a	n/a	n/a	n	+	n/a	+
No noise pollution policy	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-
Introduce protection	n/a	n/a	n/a	n/a	++	n/a	n/a	n/a	n/a

and encouragement of existing and potential community facilities and services									
Continued use of PLP1 Policy CF Community Facilities and Services	n/a	n/a	n/a	n/a	++	n/a	n/a	n/a	n/a
Introduces a policy to address issues with groundwater	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++
Do not introduce a policy to address groundwater issues	n/a	n/a	n/a	n/a	n/a	n/a	--	n/a	--
Settlement Boundaries	++	+	++	n/a	++	++	n/a	n/a	n/a
Back Lane SANGs	n/a	++	++	n/a	++	n/a	++	++	+
Nitrogen Mitigation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++

Summary of preferred options

List of alternative policies assessed against SA Framework	Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership and market properties.	Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	Ensure the new housing is designed to fit well with the local streetscape and blend with the	Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport	Support and sustain existing community facilities and services such as social and sporting facilities and to create a new community Hall designed to enhance and enrich the lives of residents	Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses	Reduce vulnerability to flooding and coastal change, and plan for climate change	Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	Minimise all forms of pollution and consumption of natural resources.
BR7: Allocate development sites for 105 units	++	++	++	+	++	++	n	+	-
BR6: Introduce a more specific Affordable Housing Tenure	++	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BR 8: Allocate extended safeguarded employment site at North Street	n/a	+	n/a	+	n/a	++	n	n/a	-
BR 10: Safeguard important open spaces	n/a	++	+	n/a	n/a	n/a	++	++	++
BR 5: Introduce a policy that ensures noise attenuation	+	+	n/a	n/a	n/a	n	+	+	+
BR 9: Introduce protection and encouragement of existing and potential community facilities and services	n/a	n/a	n/a	n/a	++	n/a	n/a	n/a	n/a
BR 4: Introduces a policy to address issues with groundwater	n/a	n/a	n/a	n/a	n/a	n/a	++	n/a	++
BR1: Settlement Boundaries	++	+	++	n/a	++	++	n/a	n/a	n/a
BR2: Back Lane SANGs	n/a	++	++	n/a	++	n/a	++	++	+
BR3: Nitrogen Mitigation	n/a	n/a	n/a	n/a	n/a	n/a	n/a	++	++

Summary of preferred sites

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/1374 – Rye Hill	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	++	++	++	++	++
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	++	n	++	++	++	++
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	n	+	+	+	+
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	-	+	+	++	+
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	++	+	+	++	++
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	++	+	+	++	++
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	n	n	n	n	n
Reduce vulnerability to flooding and coastal change	n	n	n	n	n	n

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/1374 – Rye Hill	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
and adapt to climatic changes.						
Minimise all forms of pollution and consumption of natural resources	-	-	-	-	-	-

Cumulative Impacts

The sustainability appraisal must take into account any potential cumulative or synergistic effects occurring as a result of the plan. This means any effect arising from, for example, the cumulative effect of the housing sites being built out instead of each one being assessed on its individual merits. Or for example the noise and waste of the construction phase of development, if on a large scale, could result in a synergistic effect of an influx of pollution that could have health implications on residents.

Discussion of cumulative impacts.

How does the plan assist in the objective to facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties?

Purbeck Local Plan Part 1 Policy NW allocates 50 dwellings in Bere Regis of which at least 40% are to be affordable. PLP1 provision falls short of the identified district-wide need due to concerns about possible adverse effects upon European protected sites. Given the current review of PLP1, the neighbourhood plan is proposing an increase in dwellings to be delivered through settlement extensions of 105.

Working within environmental and transport infrastructure constraints, the Bere Regis Neighbourhood Plan seeks to increase the provision of new housing within the village (BR7) (above the PLP1 requirement), including housing that is affordable to local people. Market housing is still needed and essential to the delivery of affordable housing, with high land values supporting the contribution of affordable housing. It is likely that the provision of sufficient housing will be of benefit to local people who increasingly are finding that new property is unaffordable due to high demand from in-migrants, retirees and second homes attracted by the quality of living in Bere Regis. The sites included in the Plan present a good opportunity to provide a good supply of affordable housing with a housing mix that meets local need (Policy BR6).

Potentially significant positive effects: Increase in the provision of market housing and affordable housing to meet local needs.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance Bere Regis' unique landscape and townscape, and cultural and historical assets?

All building in Bere Regis will need to take into account PLP1 policies relating to design, landscape and historic environment protection as well as the findings of the Plan's appendix 1: Conservation Area Appraisal. BR5 requires noise bunds and

landscaping which would minimise the impact of new development on the wider landscaping whilst also acting as a form of noise attenuation. BR7 identifies that the Back Lane will remain as a green lane.

Potentially significant positive effects: Supporting documents and policies including those from PLP1 ensure that new development enhances its surrounding environment and assets.

Potentially significant negative effects: None identified

How does the plan assist in the objective to ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community?

The Bere Regis Neighbourhood Plan aims to sustain a lively parish community that retains existing facilities and services and enhances provision of public rights of way. The Bere Regis Neighbourhood Plan supports the concept of self-contained communities in which basic facilities are on hand and in which the need to travel out of the community is reduced, thereby giving people a wider choice locally and not forcing them to travel elsewhere for essential services and provisions. The plan supports Policy CF: Community Facilities and Services of PLP1 and includes a policy to protect Important Open Spaces and their recreational facilities (BR10). BR7 Former School proposes residential development and also requires a play area to be provided as part of the development. Housing allocations will also need to provide towards the provision of Suitable Alternative Natural Greenspaces (SANGs).

Potentially significant positive effects: BR10 and BR7 support the retention and provision of Open Space and recreational facilities. Housing policies also require the provision of SANGs. Protection of existing areas of open space will ensure recreation provision into the future for the village.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to help everyone access basic services, reduce the need to travel by car and encourage cycling, walking, and use of public transport?

Housing development located nearest to village services and facilities will assist most in achieving this objective.

Potentially significant positive effects: Retention of retail, services and facilities in accessible locations will encourage access by means other than car and reduce the need to travel elsewhere to access provision.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses?

The Bere Regis Neighbourhood Plan supports the development of land additional to that allocated in PLP1 at North Street for employment purposes (BR8). Local Planning Policy TA Tourism also supports new touring caravan and tented campsites within and around the village where they accord with PLP1 Policy CO. The policies will strengthen the existing role of tourism in the Parish and additional employment will support the self-containment of the village.

Potentially significant positive effects: BR8 that supports additional employment provision in the village should ensure that employment opportunities in the village are provided into the future.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to reduce vulnerability to flooding and coastal change and adapt to climatic changes?

The document indirectly plans for climate change by promoting sustainable housing through the delivery of employment and retention of services and facilities to reduce the need for cars, the village sits on an excellent road network so only minor benefits will occur. However, the plan indirectly assists in carbon fixing through the protection of open spaces. Continual liaison with the Environment Agency and Lead Local Flood Authority (LLFA) takes place to ensure that development sites are not allocated in the floodplain or areas of other flood risk. Where there is potential flood risk, for example, groundwater flood risk related to sewer capacity issues in Bere Regis, the Strategic Flood Risk Assessment (SFRA) and site specific Flood Risk Assessments (FRA) will identify and require suitable flood alleviation and mitigation measures as set out in BR4.

Potentially significant positive effects: There is potential for flood risk alleviation as identified in the SFRA.

Potentially significant negative effects: None identified.

How does the plan assist in the objective to protect and enhance the environment including local wildlife habitats, open spaces and public rights of way?

In such a bio-diverse district, there will also be the challenge of balancing local housing needs with the protection of habitats and species from any adverse effects. The Bere Regis Neighbourhood Plan is subject to Habitats Regulations Assessment. The plan preparation process has taken into account site ecology through ecological surveys for the sites.

SANGS are one of two approaches set out in the adopted Dorset Heathlands Planning Framework SPD that provides the authorities with the assurance that additional development will not have significant negative effects on the nearby designated heathland sites. This combination of measures, agreed with Natural England, provides the authority with an important degree of flexibility in avoiding harm. A SANG has been identified and agreed in principle with Natural England, behind the Back Lane sites to mitigate the impact of the larger housing site.

Potentially significant beneficial effects: The plan protects nationally recognised sites of interest.

Potentially significant negative effects: None identified

How does the plan assist in the objective to minimise all forms of pollution and consumption of natural resources?

Pollution

Through groundwater protection policies in PLP1 which already address some aspects of potential water pollution from new development. Concentrating new development on the edges of Bere Regis will ensure that the majority of new development is located where there is already light pollution, ensuring more rural areas remain as free from light pollution as possible.

Consumption of Natural Resources

The 105 new homes at Bere Regis will access existing services and facilities and potentially new employment provision. However, poor public transport provision and excellent road links mean that dependence on the car is unlikely to be reduced significantly. While Purbeck is not in the driest part of the UK, water provision may become more of a problem through climate change, leakages and lack of water metering of existing housing stock. Water efficiency is addressed through promoting the incorporation of water efficiency measures. BR3 aims to reuse surplus soil from site developments to provide noise attenuation bunds along the northern edge of site Back Lane and the edges of employment site thereby minimising the consumption of natural resources.

Potentially significant beneficial effects: None identified.

Potentially significant negative effects: None identified.

Mitigation of potential adverse effects

Summary of mitigation measures

Mitigation measures set out in this SA would go some way to making the Bere Regis Neighbourhood Plan more sustainable. Mitigation measures set out in the Habitats Regulations Assessment (HRA) will also need to be carried out.

The table below lists mitigation measures for the Bere Regis Neighbourhood Plan that are not included in the HRA and mitigation that is not included in adopted policies in the Purbeck Local Plan Part 1.

Mitigation proposed	How could mitigation be addressed?
Wherever possible, encourage the improvement of regular sustainable transport to nearby towns	Talk to infrastructure providers
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions	Monitor its inclusion
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water	Monitor applications
Ensure applications are in line with PLP1 policies DH and PL.	Monitor applications
Ensure applications pay close attention to the SFRA	Monitor applications

Monitoring the significant effects of implementing the plan on the environment

All of the monitoring that the Council undertakes of Local Plan policies relates in some way to achieving the SA objectives. For example, the monitoring of an increase in retail provision meets the objectives of promoting services and facilities, widening employment opportunities and helping everyone access basic services.

Where we identify a problem then we make recommendations in the relevant report, this is published at <https://www.dorsetforyou.gov.uk/localplan/monitoring/purbeck>. In this way, we have a monitoring programme in place to address areas where we are not meeting our targets or where there is an issue.

The table below summarises the SA objectives and how they are monitored in scoping reports and in the annual monitoring programme.

SA objectives	Recommendations for SA scoping reports	Recommendations for SA monitoring programme
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Housing and Affordable Housing.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land, Tourism, Community Facilities.
Ensure that new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Retail, Employment Land and Tourism.
Help reduce the need to travel by car encouraging cycling, walking and the use of public transport.	Use available data to build up information for future scoping reports.	Data included in monitoring reports for Transport and Accessibility.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Support existing and new employment	Use available data to build up	Data included in monitoring report for

opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	information for future scoping reports.	Employment
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Minimise all forms of pollution and consumption of natural resources.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications are in line with PLP1 policies DH and PL.	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment
Ensure applications pay close attention to the SFRA	Use available data to build up information for future scoping reports.	Data included in monitoring report for Environment

The SEA Statement

Recommendations and Conclusions

How has the SEA informed the policy?

Key findings

The SA examined alternatives, stipulated mitigation measures and created a monitoring framework (as discussed earlier) to ensure best use of the policy to address the identified need

Changes made to plan following SEA

None required.

The reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with

Key findings

This plan actively helps meet Bere Regis' development needs, scores very well for protecting Purbeck's assets and helps promote facilities within established areas, protecting Bere Regis's assets as a result.

Discussion of positive and negative effects

The assessment does not identify any significant negative effects, however, there is potential for some minor negative effects which may be mitigated. These negative effects relate to increased flood risk, habitat protection, accessibility, pollution and natural resources. The Habitats Regulations Assessment (HRA) will be dealing with potential negative effects on habitat. Mitigation will include the need for housing allocations to provide suitable mitigation such as Suitable Alternative Natural Green Space (SANGs) and Flood Risk Assessments (FRAs) to prove proposals comply with Wessex Water, Natural England and Lead Local Flood Authority's requirements.

Regarding problems of accessibility, it is important to ensure that housing allocations are as close as possible to existing facilities and services, that cycle routes and walking routes are in place and that there is additional public transport. Policy HEA meets this to a certain extent with housing allocations in proximity to a local school, doctor's surgery, shops, and open space and recreation facilities.

The negative effect of pollution and natural resources is one caused by cumulative impact, with a particularly negative impact during the construction phase. Mitigation for some of this is similar to the mitigation for problems of accessibility: ensuring development sites are as close as possible to existing facilities and services and that cycle and walking routes are in place. All of

these measures would help keep increased traffic, associated traffic noise and light pollution to a minimum, as well as minimising the use of natural resources.

In the longer term, these effects reduce as construction work is completed and planting and landscaping schemes 'soften' the edges of new development to mitigate any potentially negative landscape impacts.

The SA has highlighted positive (some significant) effects with the Bere Regis Neighbourhood Plan first draft.

No single policy in the pre-submission document has a long-term significant negative effect on any of the SA objectives. However, the SA has identified several potential negative impacts as a result of cumulative and synergistic impact of development. These relate mainly to objectives regarding pollution and greenhouse gases, which may have an adverse impact on human health in parts of Bere Regis.

However, Purbeck has an adopted plan (Purbeck Local Plan Part 1) with policies already in place to protect landscape, biodiversity, flooding and other major issues relevant to Bere Regis.

A summary of the main strengths and weaknesses is set out below.

Sustainability strengths of the First Draft Bere Regis Neighbourhood Plan

- Housing allocations that enable facilities and services to be focused in specific areas.
- The delivery of maximum affordable housing provision to meet identified need.
- The promotion of additional services and facilities within the town which will help reduce the need for car dependence.
- The safeguarding of extended employment land which could reduce dependence on tourism, car use and create additional employment opportunities.
- The requirement for settlement extensions to mitigate the potential impacts on nearby heathland, for example through provision of new public open space (SANGs).
- The safeguarding of open space and recreation.
- Adopted robust policies (for example on landscape) in Purbeck Local Plan Part 1, which will be applied to all development.

Sustainability weaknesses of the First Draft Bere Regis Neighbourhood Plan

- Housing growth is likely to have a cumulative impact on the environment and on energy consumption, as well as noise pollution and light pollution. This may in turn impact on the health and well-being of residents.
- Climate change could offset any enhancement to habitat and could lead to increased vulnerability to flooding.
- Negative impact of new development on pollution and consumption of natural resources in the short, medium and long term.

Appendix A: Assessment of alternatives

Overall housing number

Alternative 1: Provide 105 units, comprising of SHLAA sites 6/03/0230 (modified, extended boundary), 6/03/0199, 6/03/0452 and 6/03/1366

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	This alternative would provide 105 homes as settlement extensions to Bere Regis which is above the PLP1 requirement for 50 new dwellings in Bere Regis over the plan period. Potentially providing approximately 38 of the new homes as affordable (40% on relevant sites). Development of the 105 new homes would be likely to see higher levels of completion in the medium term. Overall, the option would be expected to have a significant positive effect in relation to the supply of suitable market and affordable housing in Bere Regis over the plan period. Policy changes to the settlement boundary, both minor and to include settlement extensions, will ensure that the boundary is strong and defensible, and provides the opportunity to meet as much of the housing need of the town within the boundary and restrict development within the open countryside.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	The allocation of employment sites together with this alternative would hopefully create an employment site that attracts employers. Providing employment would go some way to deterring residents from using vehicles as the opportunity of working within Bere Regis would negate the need. However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this is unlikely to eradicate the need.	Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.
Support and sustain existing community facilities and services such as social and sporting facilities, and create a new Community Hall designed to enhance and enrich the lives of residents.	++	The housing number proposed would result in more people which would hopefully support the use of existing community facilities and services as well as the creation of a new Community Hall.	No mitigation measures have been identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	++	The additional development would be expected to attract businesses to the town. This together with the current PLP1 allocation or additional employment provision within the village should widen opportunities for local people as provision is delivered.	No mitigation measures have been identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater issues. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, BR 3, BR 4, National guidance National Policy and the Strategic Flood Risk Assessment (SFRA) for the district.	Ensure that the necessary mitigation is sought.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will also be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
		prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	
Minimise all forms of pollution and consumption of natural resources.	-	<p>New residential development in Bere Regis has the potential to generate noticeable short-term negative effects in relation to air quality, noise and consumption of natural resources. In the longer term there is potential for increased air pollution, light pollution and consumption of natural resources.</p> <p>However, the plan proposes to reuse surplus soil from development sites to create noise attenuation bunds which would reduce noise pollution in the longer term. Overall impacts are likely to be neutral to slightly negative.</p>	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Alternative 2: Business as usual scenario, as per PLP1, provide 50 units, inc. SHLAA sites 6/03/0230, 6/03/0199, 6/03/0452.

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	<p>The Strategic Housing Market Assessment (SHMA) identified a need for housing provided annually over the plan period. Of the need it was calculated that approximately 110 dwellings should have been delivered within the North East spatial area of Purbeck. However a new recently updated housing methodology suggests this housing need will increase resulting in a continued use of PLP1 allocation for 50 dwellings falling short of expectations but nevertheless preferential to none.</p> <p>Of this housing it was identified that 40% should be affordable which would contribute a good proportion to the affordable housing need identified for this area.</p>	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<p>The allocation of employment sites together with this alternative would go some way to deterring residents from using vehicle as the opportunity of working within Bere Regis would negate the need. However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this is unlikely to eradicate the need.</p> <p>All sites chosen will be best located for access to basic services and together with Bere Regis' open space should encourage cycling and walking in particular.</p>	Mitigation measures: Ensure sustainable access measures and highway improvements are improved if needed.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	+	The housing number proposed would result in a few more people which would hopefully support the use of existing community facilities and services.	No mitigation measures have been identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	+	This alternative supports additional housing growth which would be expected to attract businesses to the town, albeit significantly less than a larger housing allocation number. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.	No mitigation measures have been identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater issues. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, BR 3, BR 4, National guidance National Policy and the Strategic Flood Risk Assessment (SFRA) for the district.	Ensure that the necessary mitigation is sought.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	The provision of SANGs or other appropriate heathland mitigation will be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Plan. Mitigation measures to reduce potential significant adverse effects on the	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation measures
		European protected sites are set out in Purbeck Local Plan Part 1.	
Minimise all forms of pollution and consumption of natural resources	-	Although during the short term localised negative effects are inevitable such as excess construction traffic and increases of noise, dust and emissions, and over the longer term air and light pollution will increase as with the consumption of natural resources, the developments are small scale and any effect should be small.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Alternative 3: Combine all acceptable SHLAA sites to provide 228 units, inc. 6/03/1350, 6/03/0230, 6/03/0199, 6/03/0452, 6/03/0232, 6/03/1336 and 6/03/1374

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements in paragraph 16)	Mitigation Needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	The updated SHMA and LHN as calculated identify a need to provide approximately 170 homes per year across the district. This option would help towards providing that need. Of this, 40% could be affordable which would contribute greatly to the affordable housing need	No mitigation measures required.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	No mitigation measures required.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	++	In the short term, as services are increased, it is possible that the extra inhabitants within the town cause a negative effect on congestion, however, over the long term, extra residents will likely bring extra services, together with employment sites, this should encourage the use of the public footpaths to utilise the services, rather than using cars. Public transport providers will need encouragement to provide a more diverse system from and to Bere Regis.	Mitigation required: Encourage public transport providers to provide a more diverse system in and out of Bere Regis. Mitigation limitations: The planning team has no authority over public transport providers. The need must be proven, budgets must be available.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	The housing number proposed would result in more people residing in the area which could hopefully support the use of existing community facilities and services as well as justifying the creation of a new Community Hall.	No mitigation measures required.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	Creation of new dwellings could encourage employers into the area and create a larger pool of employees to make use of them. In the short term the effect will be less as employment generates interest, this effect should increase over the medium to long term once employment is established. More homes could mean a greater ability to harness the economic potential of tourism should it be utilised.	No mitigation measures required.

Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p>Given the extent of the developments, and the potential for them all to be built at once, could exacerbate flooding issues in the area. Consideration of increasing climatic changes, suggest the groundwater issues at Bere Regis could intensify. All the new developments should be designed to mitigate for their impact to help alleviate potential problems due to climate change.</p> <p>The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater issues. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, BR3, BR4, National Policy, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.</p>	Major development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	+	The provision of SANGs or other appropriate heathland mitigation will be required in association with the settlement extensions. There is an identified need for the SANGs provision as a form of mitigation in relation to impact on biodiversity and European habitats. The potential for the overall quantity of housing to have an effect on European protected sites (SAC/SPA/Ramsar) has been considered through the Habitats Regulation Assessment (HRA) process that has been prepared alongside the Swanage Local Plan. Mitigation measures to reduce potential significant adverse effects on the European protected sites are set out in Purbeck Local Plan Part 1.	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.
Minimise all forms of pollution and consumption of natural resources.	-	The extent of the development would increase pollution, especially in the short term during construction phase. Natural resources consumption would inevitably increase. However mitigation measures can minimise the increase.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Affordable Housing Tenure

Alternative 4: Continued use of PLP1 Policy AHT Affordable Housing Tenure

This policy would seek 90% social rented / affordable housing and 10% intermediate housing to rent or purchase.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	Continued use of PLP1 Policy AHT will improve the quality of life for some local people who may otherwise be forced to live in cramped, unhealthy conditions. However it is likely to produce less intermediate housing which is what the Parish has an identified need for.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect this objective.	No mitigation measures identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a		No mitigation measures identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.
Minimise all forms of pollution and consumption of natural	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
resources.			

Alternative 5: Policy BR6: Affordable Housing Tenure

This alternative specifies that 40% of dwellings on sites of 11 or more will be affordable housing, comprising of 15% shared ownership, 15% discounted sales homes and 70% social and affordable publically rented properties.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	This alternative would produce the appropriate types of affordable housing proportions that the Parish needs.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a		No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Protect & enhance Purbeck's unique landscape & townscape, & cultural & historical assets?	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Employment land

Alternative 6: Continued use of PLP1 Policy ELS Employment land supply

This policy safeguards an existing 0.8ha employment site at Bere Regis.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	The employment extension is located at the edge of the settlement. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	Applications must be in line with PLP1 policies DH and PH, Heathland mitigation and nitrogen reduction in Poole Harbour respectively.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	Retaining the PLP1 allocation would be expected to improve the viability of public transport provision and other key services and facilities, generating positive effects for both businesses and employees. However this effect would take time to materialise and a possible negative effect could occur in the short term.	Work with and encourage bodies to deliver services and facilities that match increase in need.
Support and sustain existing community facilities and services such	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.			
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	This alternative supports additional housing growth which would be expected to attract businesses to the town, albeit significantly less than a larger housing allocation number. This together with additional employment provision within the village should widen opportunities for local people as provision is delivered.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater issues. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the development must be in accordance with PLP1 Policy FR, BR 3 and 4, National Policy, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.
Minimise all forms of pollution and consumption of natural resources.	-	Any new development will lead to an increase in the consumption of natural resources and contribute to pollution. Waste and greenhouse gas emissions are likely to increase particularly in the short term during construction phases. However due to this policy possibly increasing public transport and decreasing individual car use, the negative effect could be lessened. It is expected that over longer term water efficiency measures would help offset any increase in the consumption of water.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Alternative 7: Policy BR8: North Street Employment

This policy extends the allocated PLP1 employment site

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	The employment extension is located at the edge of the settlement. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	Applications must be in line with PLP1 policies DH and PH, Heathland mitigation and nitrogen reduction in Poole Harbour respectively.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	Retaining the PLP1 allocation would be expected to improve the viability of public transport provision and other key services and facilities, generating positive effects for both businesses and employees. However this effect would take time to materialise and a possible negative effect could occur in the short term.	Work with and encourage bodies to deliver services and facilities that match increase in need.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	This alternative supports employment growth which would be expected to attract businesses to the town, albeit significantly less than a larger allocation number. This provision within the village should widen opportunities for local people as it's is delivered.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to	n	The settlement extensions identified in this option are not located in flood zones. However, there is potential for the new development to impact on flooding through, for example, increased run-off. Bere Regis also suffers from groundwater issues. Any new development will need to demonstrate that impacts are neutral and sustainable prior to occupation, the	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
climatic changes.		development must be in accordance with PLP1 Policy FR, BR 3 and 4, National Policy, National guidance and the Strategic Flood Risk Assessment (SFRA) for the district.	Also FRA may be required but this will be on a case by case basis.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this policy.	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.
Minimise all forms of pollution and consumption of natural resources.	-	<p>Any new development will lead to an increase in the consumption of natural resources and contribute to pollution. Waste and greenhouse gas emissions are likely to increase particularly in the short term during construction phases. However due to this policy possibly increasing public transport and decreasing individual car use, the negative effect could be lessened.</p> <p>It is expected that over longer term water efficiency measures would help offset any increase in the consumption of water.</p>	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Open spaces

Alternative 8: BR10: Open Space

This alternative safeguards 8 existing local green spaces and proposes 3 more local green spaces.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	This alternative introduces a further 3 green spaces to Bere Regis and protects its existing spaces. This is likely to create a sympathetic impact on the landscape increasing the potential for attracting tourism in the form of walking parties or visitors to the scenic village. The spaces have good access and walking could be encouraged. SAC and SPA sites ordinarily used for these activities would be protected.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	Areas of open space compliment the built environment and create an environment where a community can flourish.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a		
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		This alternative is unlikely to effect this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	++	The extra open spaces could provide further natural areas where surface run off could potentially be held naturally during times of flood, thereby reducing the level of water within the watercourses and in the groundwater, in turn, reducing the vulnerability to flooding.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	++	This alternative is likely to have a significantly positive effect on wildlife and habitats together with open spaces as it safeguards existing areas.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	++	This alternative retains more local natural green space, further encouraging long term solutions that could potentially minimise pollution and consumption of natural resources by protecting the use of the land from development.	No mitigation needs identified.

Alternative 9: Continued use of PLP1 Policy GI: Green Infrastructure, Recreation and Sports Facilities and Policy BIO: Biodiversity and Geodiversity

This policy safeguards existing facilities, provides contributions to offset development elsewhere or replaces facilities with a like for like or improved scheme.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	This alternative protects Bere Regis existing spaces. The spaces have good access and walking could be encouraged and SAC and SPA sites ordinarily used for these activities would be protected.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	Areas of open space compliment the built environment and create environments where communities can flourish.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a	This alternative is unlikely to effect this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	+	The existing open spaces provides natural areas where surface run off could potentially be held naturally during times of flood, thereby reducing the level of water within the watercourses and in the groundwater, in turn, reducing the vulnerability to flooding.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	+	This alternative has a positive effect on this objective as it looks to protect open green spaces however does not designate any.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	+	This alternative retains local natural green space, encouraging long term solutions that could potentially minimise pollution and consumption of natural resources by protecting the use of the land from development.	No mitigation needs identified.

Noise Attenuation

Alternative 10: Policy BR5: Noise Attenuation

This policy takes surplus soil from the development sites and uses them to form landscaping and noise bunds.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	Although seemingly this alternative does not affect this objective directly, indirectly, if noise attenuation schemes are put in place, the housing built may seem more attractive to the market.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	Landscaping and noise bunds will have a positive impact on retaining the unique landscape of Bere Regis. Schemes could include screening of developments to lessen their visual impact. Cultural and historical assets are unlikely to be effected by this policy.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n	In the short term, during construction phase, the noise bunds and landscaping would create extra jobs. During the longer term, this policy is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	+	Bunds can be situated in strategic points to create a flood barrier or redirect water courses. Under these circumstances, this policy could benefit this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this policy.	Ensure that SANGs or other appropriate heathland mitigation is provided in association with settlement extensions.
Minimise all forms of pollution and consumption of natural resources.	+	Noise bunds will have a positive impact on noise pollution, potentially dampening the sound of construction traffic in the short term, or protecting the developments from noise from the A35 and A31.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
		It is unlikely to have an effect on other forms of pollution or consumption of natural resources.	

Alternative 11: No noise pollution policy

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	-	Although buyers will want to be close to the main road links Bere Regis boasts, noise pollution from the busy roads could drive potential buyers from the housing in Bere Regis potentially making the developments less attractive.	Mitigation needs identified: noise pollution needs addressed.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.		This alternative is unlikely to have any effect on this policy.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.		-	This alternative would not improve noise pollution.

Community Facilities

Alternative 12: Retain PLP1 Policy CF: Community Facilities and Services

This policy safeguards community facilities and services

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	This alternative directly supports this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Alternative 13: Policy BR9: Community Facilities

This alternative safeguards existing community facilities, guides the development of any new as well as encouraging the creation of a new community hall.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	This alternative directly supports this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.

Groundwater

Alternative 14: Policy BR4: Bere Regis Groundwater

This alternative calls for applications to meet requirements of the district flood risk policy and consult with Wessex Water. .

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	++	This alternative directly supports this objective.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources	++	This alternative directly supports this objective.	No mitigation needs identified.

Alternative 15: No groundwater policy

No requirements to meet the district flood risk policy or consult with Wessex Water.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	--	This objective could be significantly negatively affected if no groundwater policy was introduced.	Introduce measures to reduce the potential for groundwater flooding resulting from infiltration into sewers.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation needs identified.
Minimise all forms of pollution and consumption of natural resources	--	This objective could be significantly negatively affected if no groundwater policy was introduced.	Introduce measures to reduce the potential for groundwater flooding resulting from infiltration into sewers.

Settlement Boundaries

Alternative 16: Settlement boundaries

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	This alternative would allow for 105 homes as settlement extensions to Bere Regis which is above the PLP1 requirement for 50 new dwellings in Bere Regis over the plan period. Potentially providing approximately 38 of the new homes as affordable (40% on relevant sites). Policy changes to the settlement boundary, both minor and to include settlement extensions, will ensure that the boundary is strong and defensible, and provides the opportunity to meet as much of the housing need of the town within the boundary and restrict development within the open countryside.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	The allocation of employment sites together with this alternative would hopefully create an employment site that attracts employers. Providing employment would go some way to deterring residents from using vehicle as the opportunity of working within Bere Regis would negate the need. However due to the village being located at a strategic junction with excellent links to Poole and Dorchester, this is unlikely to eradicate the need.	Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	The housing number proposed would result in more people which would hopefully support the use of existing community facilities and services as well as the creation of a new Community Hall.	No mitigation measures have been identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	++	The additional development would be expected to attract businesses to the town. This together with the current PLP1 allocation or additional employment provision within the village should widen opportunities for local people as provision is delivered.	No mitigation measures have been identified
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Minimise all forms of pollution and consumption of natural resources.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified

Suitable Alternative Natural Greenspace (SANG)

Alternative 17: Back Lane SANG

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	The settlement extensions identified are located at the edge of settlement locations. Initial site clearance / construction work would likely have a negative impact on townscape and landscape. However, there is potential for layout and design measures to minimise impact on the wider landscape through the use of screening and soft edges. Suitable layout and design could also be used to protect and enhance the local townscape. Historic assets, conservation areas and townscape are all aspects afforded protection in the Plan which will be taken into account when decisions are made to ensure protection of the distinctive character of Bere Regis.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	++	The settlement extensions are all positioned in close proximity to existing residential homes to allow for integration and hopefully the enhancement of community preservation.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	Wherever possible, encourage the improvement of regular sustainable transport to nearby towns.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	The housing number proposed would result in more people which would hopefully support the use of existing community facilities and services as well as the creation of a new Community Hall.	No mitigation measures have been identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	++	Natural areas of open space are likely to help combat increasing flooding potentials due to their compacted nature and ability to allow for ponding etc.	No mitigation measures have been identified
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	++	A large area of open space is likely to protect habitats and encourage local wildlife to recolonise. The SANG connects a circular route around Bere Regis which is very beneficial to the existing rights of way and public footpath routes.	No mitigation measures have been identified
Minimise all forms of pollution and consumption of natural resources.	+	A large area of protected natural open space will help minimise future pollution caused by extra potential development.	No mitigation measures have been identified

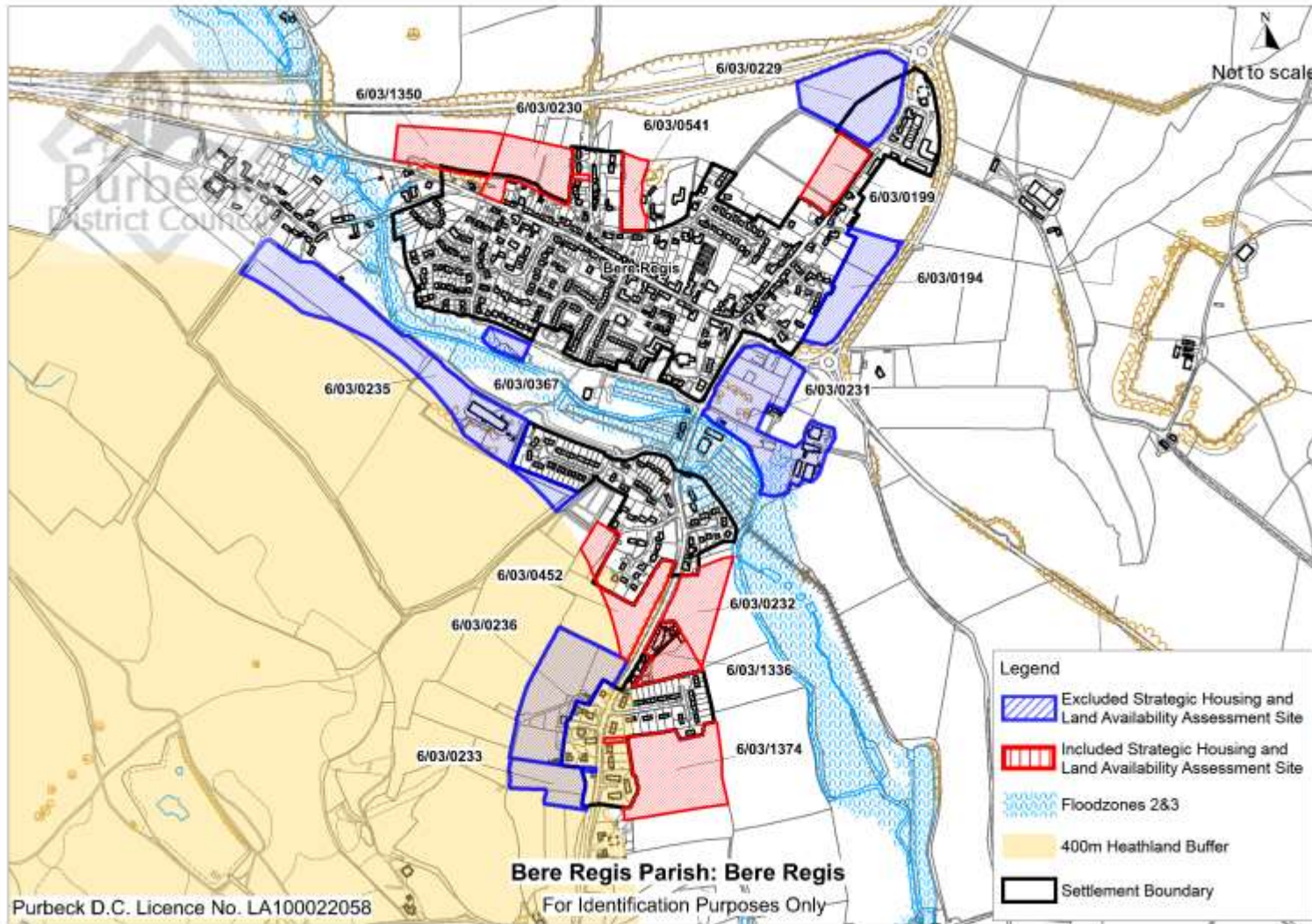
Nitrogen Mitigation

Alternative 18: Nitrogen Mitigation

Does the policy...	Impact	Supporting comments (additional to assumptions and judgements)	Mitigation measures
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing businesses.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n/a	This alternative is unlikely to have any effect on this objective.	No mitigation measures have been identified
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way.	++	Nitrogen neutral development will ensure the protection of local wildlife and those in Poole Harbour catchment.	No mitigation measures have been identified
Minimise all forms of pollution and consumption of natural resources.	++	Nitrogen neutral development will ensure the cumulative impact of nitrogen receive no net gain.	No mitigation measures have been identified

Appendix B: Site Appraisals

Sites around Bere Regis have already been considered by the Council in the SHLAA process, the main document can be found at <https://www.dorsetforyou.gov.uk/planning/purbeck-local-plan-review-new-homes-for-purbeck>. The appraisals consider the SHLAA's included sites as reasonable alternatives and identify their impacts on SA/SEA criteria.



Map 1: Map of all sites around Bere Regis that were considered in the SHLAA.

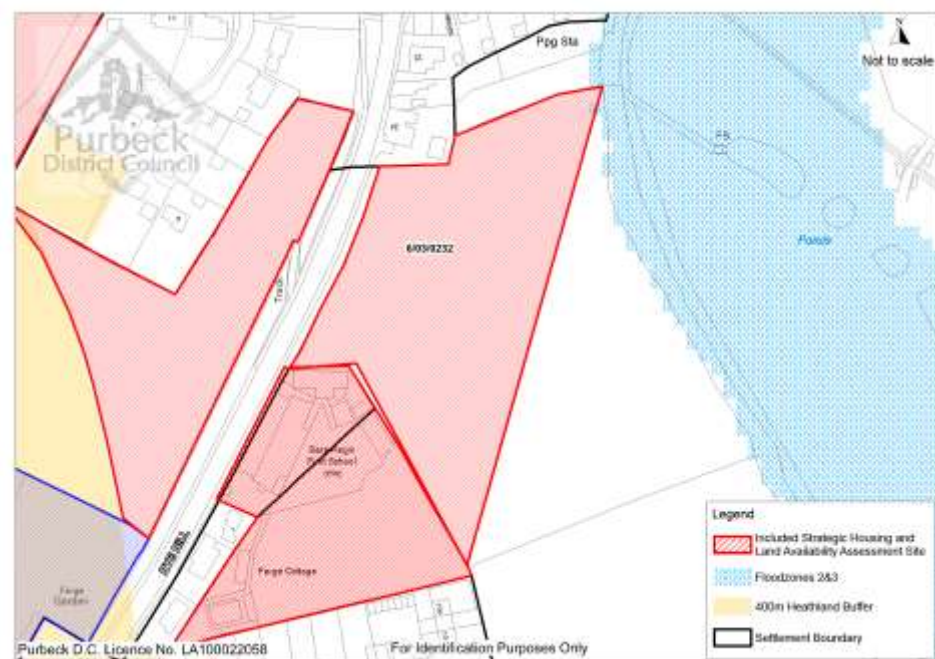
Site SHLAA reference: 6/03/0232

Site name: Bonfire Field

Area: 1.07ha

Potential capacity: 32

Proposed density: Low to medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	+	This location is likely to cause slight concern due to infilling a prominent gap between existing developments.	Consider other sites
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated filling in the gap between the old school and the existing residential development.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	-	Proximity to doctors, employment, schools, shops and public transport: poor, requires crossing Rye Hill.	Consider other sites
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging	++	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
the establishment of businesses in the proposed commercial area, and by retaining existing business.		The site requires pedestrians to cross Rye Hill to access the shops and safeguarded employment site making this difficult to do so.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	This site has potential to impact negatively on this objective if no mitigation required.	Mitigation required: development will require a SANG to mitigate for impact onto heathland.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. Site is at the edge of a river and flood plains so conditions could be damp. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

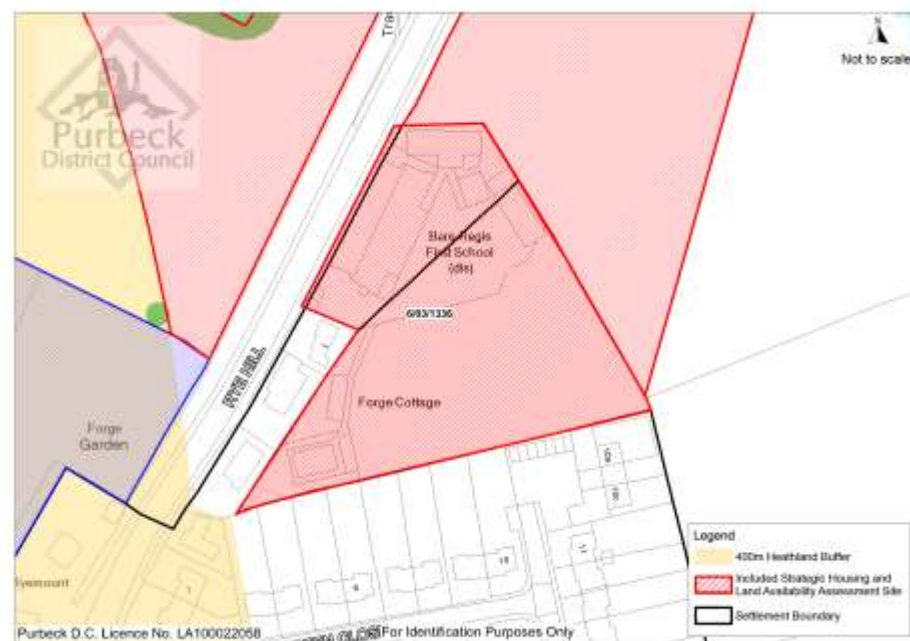
Site SHLAA reference: 6/03/1336

Site name: Former School

Area: 0.73ha

Potential capacity: 22

Proposed density: Low to Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density is in keeping with surrounding properties, although separated from the main town, the site is not large enough for this to present any issues. <i>Landscape:</i> the proposed site is partly brownfield so the visual impact is good. Its location could be sympathetic to the landscape, it is not prominent and would not look out of place against established housing	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	Relocate playing fields
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of. <i>Proximity to doctors, employment, schools, public transport and shops:</i> good - within walking distance	Consider other sites
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
residents.			
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. <i>SPA's/SAC's/Ramsar sites:</i> would not be adversely affected.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. This site is partly brownfield and therefore the negative impact on this objective would be minimum. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

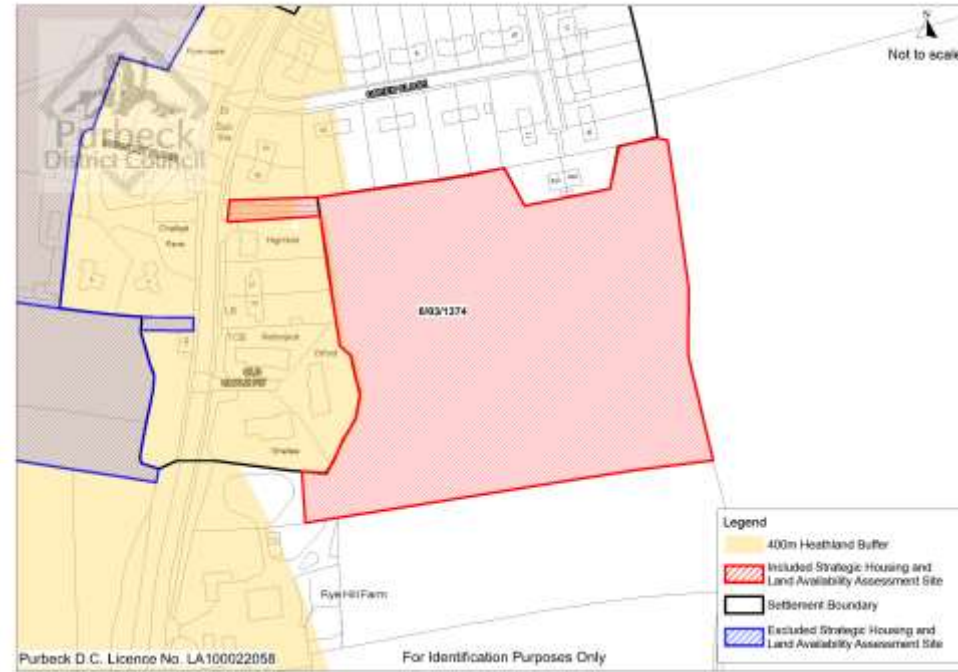
Site SHLAA reference: 6/03/1374

Site name: Rye Hill Farm

Area: 2.24ha

Potential Number of Units: 50

Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: good for construction and residential use.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	n	<i>Townscape:</i> the proposed low density is in keeping with surrounding properties, but the site itself is outside of the settlement boundary and erodes the open space around the village. As the site is quite large, this would create a whole new development area which seems disproportionate considering the other choices available. <i>Landscape:</i> the proposed site is unsympathetic to the landscape and would be visible from outside of the village.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	n	This site would be near existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	-	<i>Distance to doctors, employment, school, shops and public transport:</i> satisfactory – good links but may be difficult for those with restricted mobility, also, there is an issue that the road that needs crossed to access facilities, has no crossing. <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation. Access to the site is limited and can only be improved by demolishing existing buildings	Consider other sites
Support and sustain existing community facilities and services such as social and sporting	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.			
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	<p>Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.</p> <p>The site requires pedestrians to cross Rye Hill to access the shops and safeguarded employment site making this difficult to do so.</p>	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>Additionally the site erodes the open spaces around the village quite significantly compared to others which could have impacts on habitats and species.</p> <p>SPA's/SAC's/Ramsar sites: would not be adversely affected.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and that there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<p><i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.</p>	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

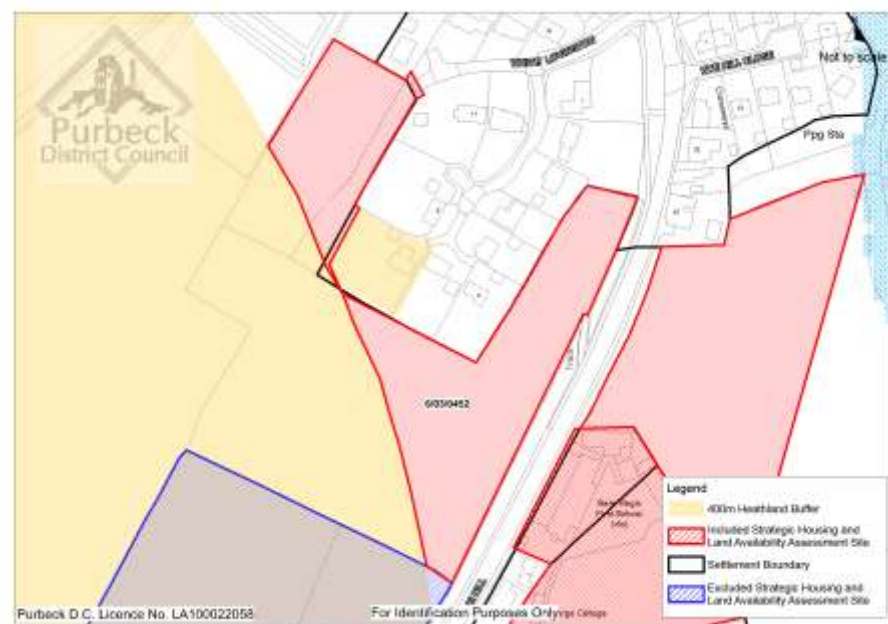
Site SHLAA reference: 6/03/0452

Site name: White Lovington

Area: 1.1ha

Potential homes: 12

Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access to this site may prove strained.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed low density is in keeping with surrounding properties. <i>Landscape:</i> the proposed site is in a position where it would be sympathetic to the landscape, it is not prominent and would not look out of place against established housing.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> good – within walking distance <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	+	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new	+	Increasing the number of homes within the district will be expected to increase employment	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. The site does also adjoin the 400m heathland buffer zone which reduces its capacity. SPA's/SAC's/Ramsar sites: would not be adversely affected.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

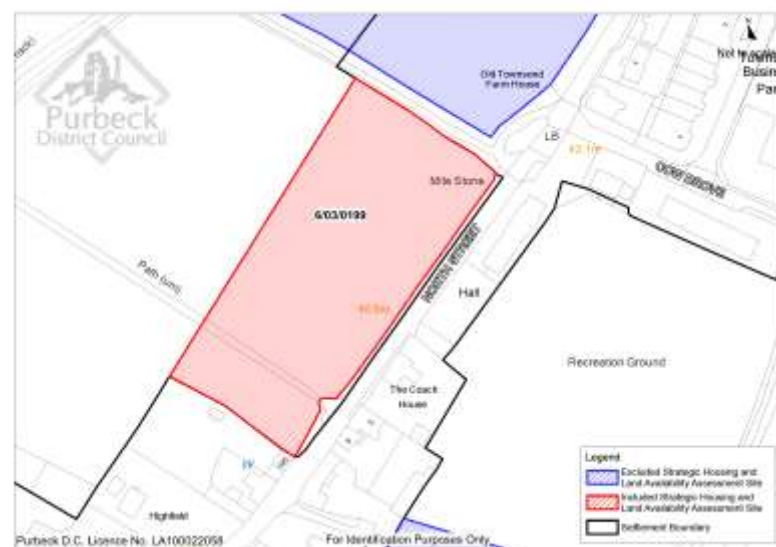
Site SHLAA reference: 6/03/0199

Site name: North Street

Area: 1.1

Potential homes: 12

Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	Likely to be attractive to the market Access: construction traffic would put strain on North Street and therefore need to be rerouted to enter from the roundabout.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density is in keeping with surrounding properties. <i>Landscape:</i> the proposed site will not impact the visual impact from outside of the village.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> good – within walking distance <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	+	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in	+	Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and in particular is in close proximity	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
the proposed commercial area, and by retaining existing business.		to the safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. <i>SPA's/SAC's/Ramsar sites:</i> would not be adversely affected	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

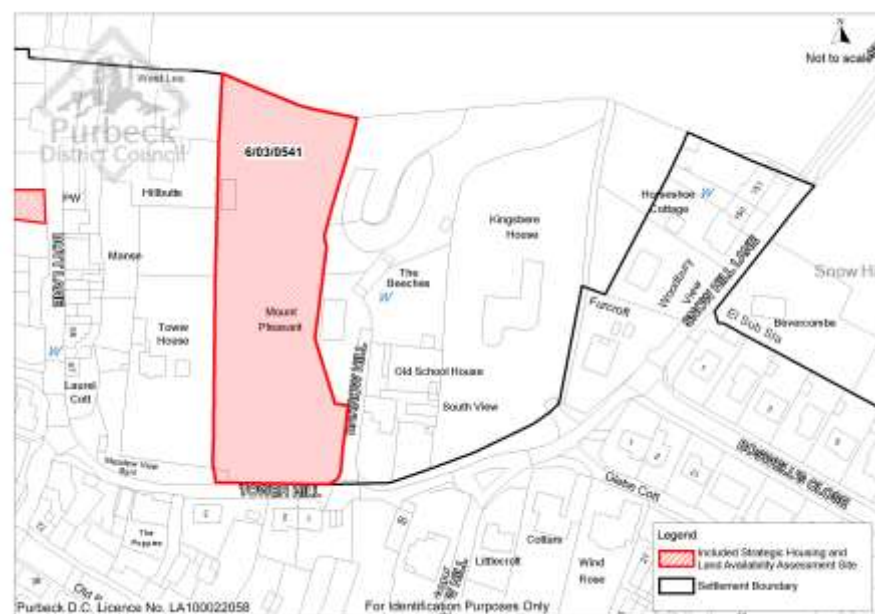
Site SHLAA reference: 6/03/0541

Site name: Tower Hill

Area: 0.11 (Only proposed to use bottom section of site)

Potential homes: 5

Recommended Density: Low



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	+	<i>Attractiveness to the market:</i> Likely to be attractive to the market, however must be able to provide 5 homes in order for it to be considered. <i>Access:</i> construction and ongoing traffic would put strain on Tower Hill and therefore consideration should be made to improve the road in the longer term.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	-	<i>Townscape:</i> the proposed low density is in keeping with surrounding properties, design needs to be well thought out to make full use of this site. <i>Landscape:</i> the proposed site is within the conservation area which could be negatively impacted. Site may require considerable excavation, excess waste from this could be utilised for screening.	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities. <i>Road networks:</i> Highways England have expressed that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	+	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	+	<p>Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected.</p> <p>The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.</p>	No mitigation needs identified.
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>SPA's/SAC's/Ramsar sites: would not be adversely affected.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<p><i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.</p>	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

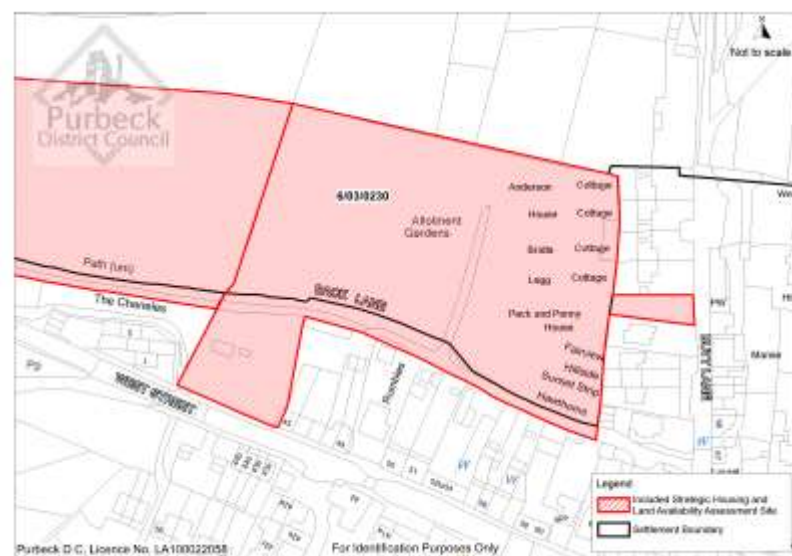
Site SHLAA reference: 6/03/0230

Site name: Back Lane East

Area: 1.6ha

Potential Number of Units: 55

Recommended Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Likely to be attractive to the market Access to the site needs to be restricted to West Street, otherwise access is good.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density in keeping with surrounding properties. <i>Landscape:</i> the proposed site is sympathetic to the village and would not look out of place.	Design needs to be well thought out to make full use of this site.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	++	<i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities. <i>Road networks:</i> Highways England have advised that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area,	++	<i>Support:</i> Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be affected. The site is located within walking distance of the shops and safeguarded employment site	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
and by retaining existing business.		meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<p><i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative.</p> <p>Trees may need protection orders and the development is close to the conservation area and listed buildings so development would need to respect this setting.</p>	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<p><i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for.</p> <p><i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.</p>	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<p><i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase.</p> <p>Noise from the A35 may be an issue for potential buyers.</p> <p>Wessex water highlighted a potential limited capacity of mains water.</p>	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

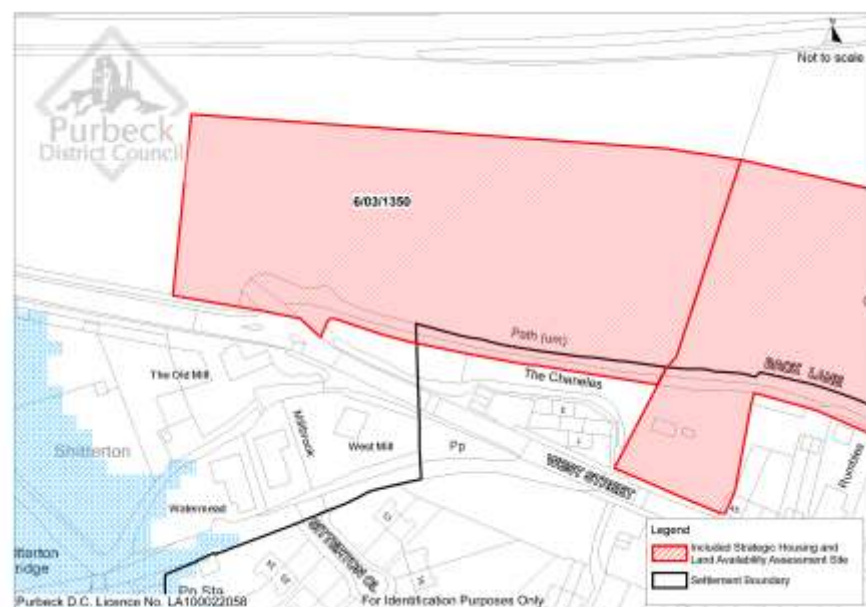
Site SHLAA reference: 6/03/1350

Site name: Back Lane West

Area: 1.27ha

Potential Number of Units: 40

Recommended Density: Medium



Assessed against SA Framework	Impact	Discussion	Mitigation needs
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	<i>Attractiveness to the market:</i> Only developable alongside adjacent development due to it being positioned on a steep slope. Therefore on its own its attractiveness is doubtful. Access to the site needs to be restricted to West Street, as other options are not suitable.	No mitigation needs identified.
Protect and enhance Purbeck's unique landscape and townscape, and cultural and historical assets.	++	<i>Townscape:</i> the proposed medium density is in keeping with surrounding properties. <i>Landscape:</i> the proposed site is sympathetic to the village and would not look out of place. Visual impact should be mitigated by use of bunding and existing screening. Proximity to the SANG would improve this	No mitigation needs identified.
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	This site would be well integrated between existing residential developments. Existing facilities from the previous school could be recycled. Also the site would replace existing playing fields, if these were not replaced this could have a negative impact on this objective.	No mitigation needs identified.
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	<i>Proximity to doctors, employment, schools, shops and public transport:</i> excellent – close to facilities. <i>Road networks:</i> Highways England have advised that the potential cumulative impact of development on the strategic road network in Bere Regis would require investigation.	No mitigation needs identified.
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	Increasing the number of homes within the district will be expected to increase community facility use.	No mitigation needs identified.
Support existing and new employment opportunities in the	++	<i>Support:</i> Increasing the number of homes within the district will be expected to increase employment opportunities, particularly during the construction phase. Tourism should not be	No mitigation needs identified.

Assessed against SA Framework	Impact	Discussion	Mitigation needs
parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.		affected. The site is located within walking distance of the shops and safeguarded employment site meaning they could be easily made use of.	
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	<i>Heathland:</i> Although the site would not itself negatively impact upon heathland, if combined with numerous others, the cumulative effect would be negative. Trees may need protection orders and the development is close to the conservation area and listed buildings so development would need to respect this setting.	Ensure a suitable SANG is provided if cumulative development progresses.
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	<i>Flooding impact:</i> Additional dwellings will negatively impact on possible flooding, in this case by surface water, however this can be mitigated for. <i>Drainage issues:</i> Wessex Water advises that the foul water drainage capacity is limited, infiltration needs investigation and there is a risk of groundwater-induced sewer flooding during prolonged rainfall events.	Development should pay close attention to criteria set out in the SFRA must be adhered to in order to mitigate any negative impacts. Also FRA may be required but this will be on a case by case basis.
Minimise all forms of pollution and consumption of natural resources	-	<i>Pollution:</i> New development will cause a negative impact on pollution, air, noise, water, light and soil, and increasing the consumption of natural resources, particularly during construction phase. Noise from the A35 may be an issue for potential buyers. Wessex water highlighted a potential limited capacity of mains water.	Ensure development is nitrogen neutral and is undertaken with consultation with Wessex Water.

Summary of site appraisals

SA/SEA Objectives	SHLAA site 6/03/1366 –Former School	SHLAA site 6/03/1374 – Rye Hill	SHLAA site 6/03/0452 – White Lovington	SHLAA site 6/03/0199 – North Street	SHLAA site 6/03/0230 Back Lane East	SHLAA site 6/03/1350 – Back Lane West
Facilitate the development of new housing in sufficient quantity to meet local demand, with a range of affordable, shared ownership, and market properties.	++	++	++	++	++	++
Protect and enhance Purbeck’s unique landscape and townscape, and cultural and historical assets.	++	n	++	++	++	++
Ensure the new developments are as well integrated as possible with existing housing in order to maintain a strong sense of community.	+	n	+	+	+	+
Help to reduce the need to travel by car encouraging cycling, walking and the use of public transport.	+	-	+	+	++	+
Support and sustain existing community facilities and services such as social and sporting facilities, and to create a new Community Hall designed to enhance and enrich the lives of residents.	++	++	+	+	++	++
Support existing and new employment opportunities in the parish, particularly by encouraging the establishment of businesses in the proposed commercial area, and by retaining existing business.	++	++	+	+	++	++
Protect and enhance the environment including local wildlife habitats, open spaces and public rights of way	n	n	n	n	n	n
Reduce vulnerability to flooding and coastal change and adapt to climatic changes.	n	n	n	n	n	n
Minimise all forms of pollution and consumption of natural resources	-	-	-	-	-	-