

# Overview of Planning Designations and Policy Review

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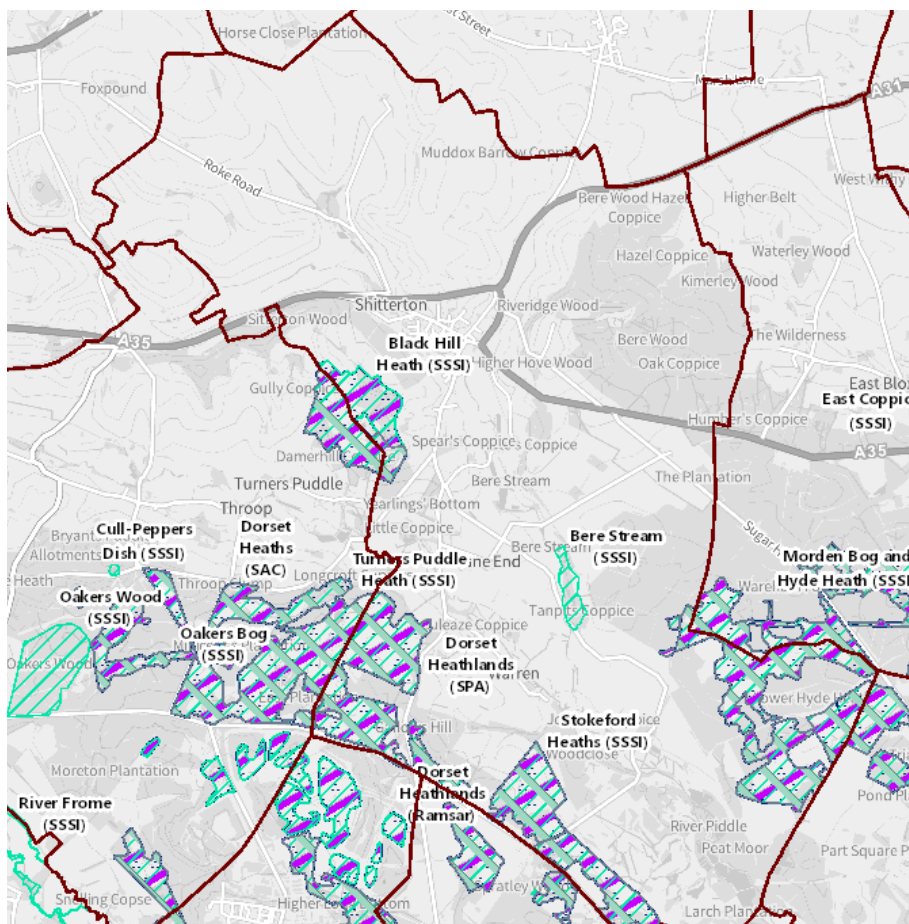
Bere Regis NP Review

November 2024

# Overview of Designations

This report considers current planning and other environmental designations within the Parish. This includes the identification of key ecological priorities for the area which might inform the newly introduced objectives of achieving Local Nature Recovery and Biodiversity Net Gain.

**Figure 2: Ecological Constraints**

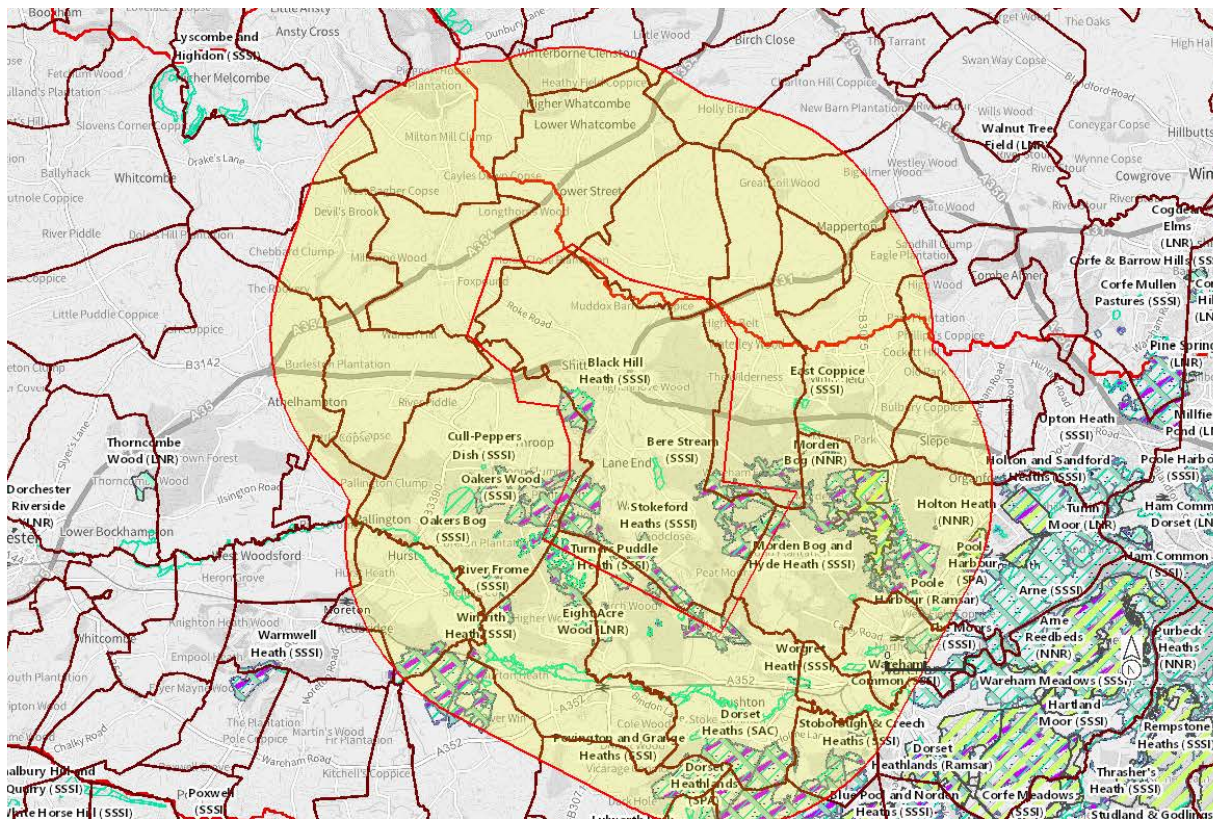


**Legend**

- Parishes (GB)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)
- Nutrient Neutrality Catchments

The Parish and land further to the south is generally of high ecological value when compared to the majority of England. As a result, developments will be required to consider impacts arising from increased recreational pressure on a wider array of ecological sites (see next map below).

Figure 3: Ecological Sites within 5km



Sites within 5km of the Parish include:

**Local Nature Reserves (LNRs):**

- Eight Acre Wood

**National Nature Reserves (NNRs):**

- Morden Bog
- Holton Heath

**Ramsar Sites:**

- Dorset Heathlands
- Poole Harbour

**Special Protection Areas (SPAs):**

- Poole Harbour
- Dorset Heathlands

**Sites of Special Scientific Interest (SSSIs):**

- Bere Stream
- Black Hill Heath
- Stokeford Heaths
- River Frome
- Wareham Meadows
- East Coppice

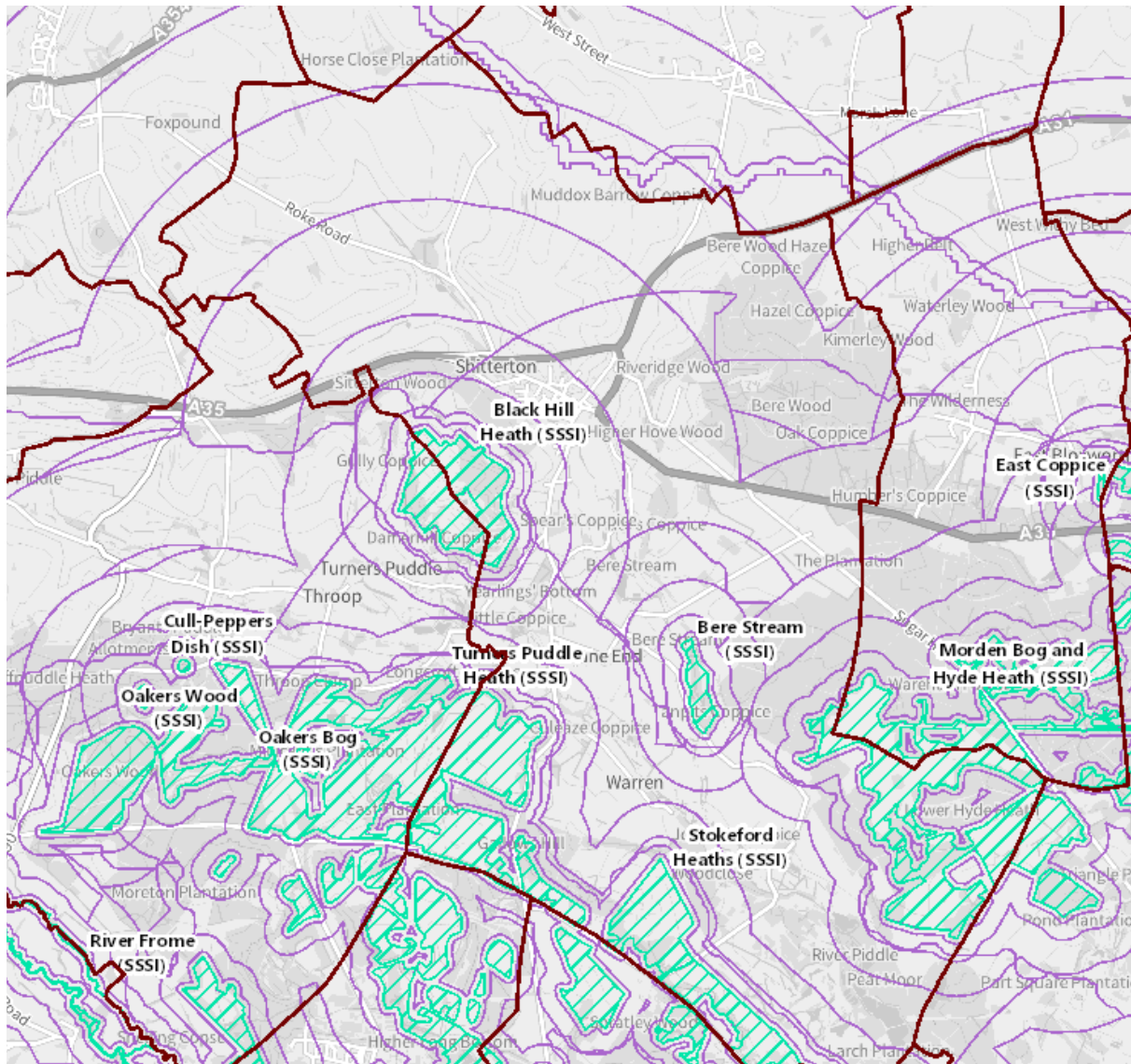
**Special Areas of Conservation (SACs):**

- Dorset Heaths
- Dorset Heaths (Purbeck & Wareham) & Studland Dunes

**Nutrient Neutrality Catchments:**

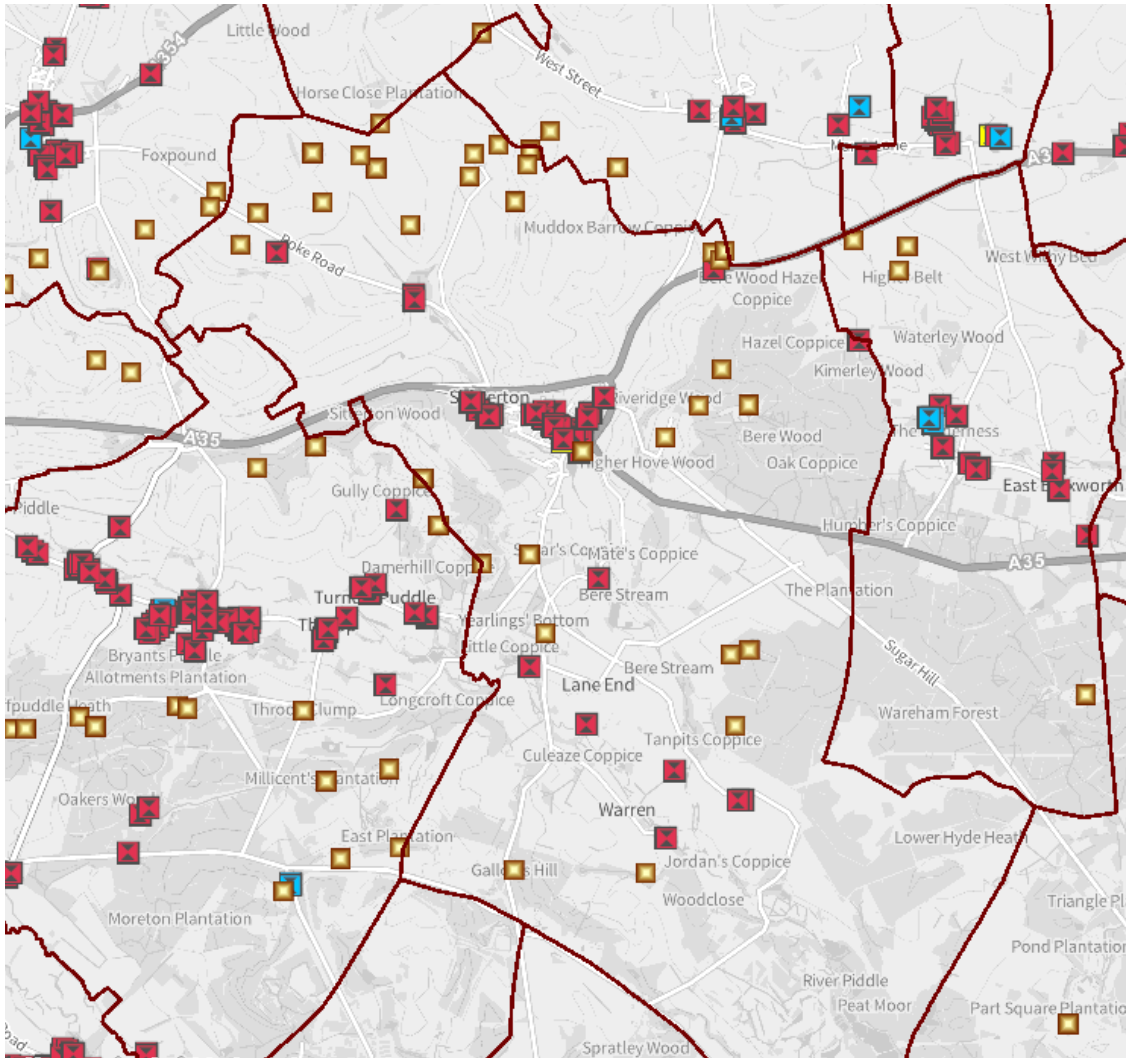
- Poole Harbour SPA/Ramsar

Figure 4: SSSI Impact Risk Zones



- Legend
- Parishes (GB)
  - Sites of Special Scientific Interest (England)
  - SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England

Figure 5: Historic Assets



**Legend**

- Parishes (GB)
- Scheduled Monuments (England) - points
- World Heritage Sites (England)**
- Buffer Zone
- World Heritage Site
- Listed Buildings (England)**
- I
- II
- II\*

The Parish is rich in historical assets and scheduled ancient monuments. The majority of these are gathered within the settlement of Bere Regis. This settlement also includes the Bere Regis Conservation Area. As a result, development in the settlement is likely to be constrained and there is a strong need for proposals to be sensitively designed to ensure any impacts are properly mitigated. The latest designation was recorded in 2015 and therefore the position has not changed since the plan was adopted.

List Entry Name	List Entry Number	Link	Grade	Location
<b>THE OLD SCHOOL HOUSE</b>	1119886	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119886">https://historicengland.org.uk/listing/the-list/list-entry/1119886</a>	II	THE OLD SCHOOL HOUSE BARROW HILL Bere Regis Dorset
<b>LOWER STOCKLEY FARM HOUSE</b>	1119887	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119887">https://historicengland.org.uk/listing/the-list/list-entry/1119887</a>	II	LOWER STOCKLEY FARM HOUSE BERE HEATH Bere Regis Dorset

67, BUTT LANE	1119888	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119888">https://historicengland.org.uk/listing/the-list/list-entry/1119888</a>	II	67 BUTT LANE Bere Regis Dorset
CULEAZE FARM HOUSE	1119889	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119889">https://historicengland.org.uk/listing/the-list/list-entry/1119889</a>	II	CULEAZE FARM HOUSE CULEAZE FARM LANE Bere Regis Dorset
1 and 2 Hollow Oak	1119890	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119890">https://historicengland.org.uk/listing/the-list/list-entry/1119890</a>	II	1 and 2 Hollow Oak Bere Regis BH20 7LR HOLLOW OAK Bere Regis Dorset
6 AND 7, NORTH STREET	1119891	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1119891">https://historicengland.org.uk/listing/the-list/list-entry/1119891</a>	II	6 AND 7 NORTH STREET Bere Regis Dorset
THE BOWER	1120531	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120531">https://historicengland.org.uk/listing/the-list/list-entry/1120531</a>	II	THE BOWER 9 NORTH STREET Bere Regis Dorset
THE ACORN	1120590	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120590">https://historicengland.org.uk/listing/the-list/list-entry/1120590</a>	II	THE ACORN 15 NORTH STREET Bere Regis Dorset
APPLE GARTH	1120591	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120591">https://historicengland.org.uk/listing/the-list/list-entry/1120591</a>	II	APPLE GARTH 18 NORTH STREET Bere Regis Dorset
ROKE FARM HOUSE, INCLUDING ATTACHED OUTBUILDING ON NORTH-WEST	1120592	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120592">https://historicengland.org.uk/listing/the-list/list-entry/1120592</a>	II	ROKE FARM HOUSE INCLUDING ATTACHED OUTBUILDING ON NORTH-WEST ROKE ROAD Bere Regis Dorset
BOUNDARY WALLS AND GATE PIERS AT ROKE FARM	1120593	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120593">https://historicengland.org.uk/listing/the-list/list-entry/1120593</a>	II	BOUNDARY WALLS AND GATE PIERS AT ROKE FARM ROKE ROAD Bere Regis Dorset
BARN AT ROKE FARM, 30 M SOUTH OF THE HOUSE, INCLUDING ATTACHED GRANARY/CARTSHED ON SOUTH	1120594	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120594">https://historicengland.org.uk/listing/the-list/list-entry/1120594</a>	II	BARN AT ROKE FARM 30 M SOUTH OF THE HOUSE INCLUDING ATTACHED GRANARY/CARTSHED ON SOUTH ROKE ROAD Bere Regis Dorset
NO 4, SHITTERTON, SITTERTON	1120595	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120595">https://historicengland.org.uk/listing/the-list/list-entry/1120595</a>	II	NO 4 SHITTERTON SITTERTON Bere Regis Dorset
DAIRY COTTAGE	1120596	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120596">https://historicengland.org.uk/listing/the-list/list-entry/1120596</a>	II	DAIRY COTTAGE NO 10 SHITTERTON SITTERTON Bere Regis Dorset
NO 12, SHITTERTON, SITTERTON	1120597	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120597">https://historicengland.org.uk/listing/the-list/list-entry/1120597</a>	II	NO 12 SHITTERTON SITTERTON Bere Regis Dorset
COURT FARM COTTAGES, INCLUDING STABLE AND GRANARY AT EAST END.	1120598	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120598">https://historicengland.org.uk/listing/the-list/list-entry/1120598</a>	II	COURT FARM COTTAGES INCLUDING STABLE AND GRANARY AT EAST END. SOUTHBROOK Bere Regis Dorset
72, WEST STREET	1120599	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120599">https://historicengland.org.uk/listing/the-list/list-entry/1120599</a>	II	72 WEST STREET Bere Regis Dorset
75, WEST STREET	1120600	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120600">https://historicengland.org.uk/listing/the-list/list-entry/1120600</a>	II	75 WEST STREET Bere Regis Dorset
THE DRAX ARMS, INCLUDING THE ATTACHED STABLE AT REAR	1120601	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120601">https://historicengland.org.uk/listing/the-list/list-entry/1120601</a>	II	THE DRAX ARMS INCLUDING THE ATTACHED STABLE AT REAR WEST STREET Bere Regis Dorset
90, WEST STREET	1120602	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120602">https://historicengland.org.uk/listing/the-list/list-entry/1120602</a>	II	90 WEST STREET Bere Regis Dorset
THE ROYAL OAK INN, INCLUDING ATTACHED STABLE RANGE ON SOUTH	1120603	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120603">https://historicengland.org.uk/listing/the-list/list-entry/1120603</a>	II	THE ROYAL OAK INN INCLUDING ATTACHED STABLE RANGE ON SOUTH WEST STREET Bere Regis Dorset
MANOR FARM HOUSE	1120604	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1120604">https://historicengland.org.uk/listing/the-list/list-entry/1120604</a>	II	MANOR FARM HOUSE 35 WEST STREET Bere Regis Dorset
SHITTERTON FARM HOUSE	1170943	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1170943">https://historicengland.org.uk/listing/the-list/list-entry/1170943</a>	II	SHITTERTON FARM HOUSE SITTERTON Bere Regis Dorset
BARN, ATTACHED ON SOUTH TO STABLES	1170948	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1170948">https://historicengland.org.uk/listing/the-list/list-entry/1170948</a>	II	BARN ATTACHED ON SOUTH TO STABLES NORTH-WEST OF

NORTH-WEST OF SHITTERTON FARM HOUSE				SHITTERTON FARM HOUSE SITTERTON Bere Regis Dorset
NO 17, SHITTERTON, SITTERTON	1170951	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1170951">https://historicengland.org.uk/listing/the-list/list-entry/1170951</a>	II	NO 17 SHITTERTON SITTERTON Bere Regis Dorset
PARISH CHURCH OF ST JOHN THE BAPTIST	1170978	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1170978">https://historicengland.org.uk/listing/the-list/list-entry/1170978</a>	I	PARISH CHURCH OF ST JOHN THE BAPTIST SOUTHBROOK Bere Regis Dorset
WOODBURY COTTAGE	1171009	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171009">https://historicengland.org.uk/listing/the-list/list-entry/1171009</a>	II	WOODBURY COTTAGE 74 WEST STREET Bere Regis Dorset
NOS 85A (POST OFFICE) AND 85 (JEEVES, BUTCHERS)	1171017	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171017">https://historicengland.org.uk/listing/the-list/list-entry/1171017</a>	II	NOS 85A (POST OFFICE) AND 85 (JEEVES BUTCHERS) 85A AND 85 WEST STREET Bere Regis Dorset
89, WEST STREET	1171038	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171038">https://historicengland.org.uk/listing/the-list/list-entry/1171038</a>	II	89 WEST STREET Bere Regis Dorset
NO 91 AND ADJOINING SHOP	1171042	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171042">https://historicengland.org.uk/listing/the-list/list-entry/1171042</a>	II	NO 91 AND ADJOINING SHOP WEST STREET Bere Regis Dorset
NO 26 (THE CEDARS,) INCLUDING ATTACHED BOUNDARY WALLS ON NORTH WEST	1171054	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171054">https://historicengland.org.uk/listing/the-list/list-entry/1171054</a>	II	NO 26 (THE CEDARS ) INCLUDING ATTACHED BOUNDARY WALLS ON NORTH WEST WEST STREET Bere Regis Dorset
40, WEST STREET	1171058	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1171058">https://historicengland.org.uk/listing/the-list/list-entry/1171058</a>	II	40 WEST STREET Bere Regis Dorset
16, BLIND STREET	1251226	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1251226">https://historicengland.org.uk/listing/the-list/list-entry/1251226</a>	II	16 BLIND STREET Bere Regis Dorset
BOUNDARY WALL AND SUMMER HOUSE, ADJOINING SHITTERTON HOUSE, ON WEST	1251227	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1251227">https://historicengland.org.uk/listing/the-list/list-entry/1251227</a>	II	BOUNDARY WALL AND SUMMER HOUSE ADJOINING SHITTERTON HOUSE ON WEST SITTERTON Bere Regis Dorset
ROBINWOOD FARM HOUSE	1251228	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1251228">https://historicengland.org.uk/listing/the-list/list-entry/1251228</a>	II	ROBINWOOD FARM HOUSE Bere Regis Dorset
GRANARY AT PHILLIOLS FARM, 90 METRES SOUTH-WEST OF THE HOUSE	1262858	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1262858">https://historicengland.org.uk/listing/the-list/list-entry/1262858</a>	II	GRANARY AT PHILLIOLS FARM 90 METRES SOUTH-WEST OF THE HOUSE BERE HEATH Bere Regis Dorset
87, WEST STREET	1305779	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1305779">https://historicengland.org.uk/listing/the-list/list-entry/1305779</a>	II	87 WEST STREET Bere Regis Dorset
59 AND 60, WEST STREET	1305804	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1305804">https://historicengland.org.uk/listing/the-list/list-entry/1305804</a>	II	59 AND 60 WEST STREET Bere Regis Dorset
BOUNDARY WALL ATTACHED TO NO 18, ON EAST	1305825	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1305825">https://historicengland.org.uk/listing/the-list/list-entry/1305825</a>	II	BOUNDARY WALL ATTACHED TO NO 18 ON EAST SITTERTON Bere Regis Dorset
14, NORTH STREET	1305845	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1305845">https://historicengland.org.uk/listing/the-list/list-entry/1305845</a>	II	14 NORTH STREET Bere Regis Dorset
17, NORTH STREET	1323265	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323265">https://historicengland.org.uk/listing/the-list/list-entry/1323265</a>	II	17 NORTH STREET Bere Regis Dorset
104 AND 105, NORTH STREET	1323266	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323266">https://historicengland.org.uk/listing/the-list/list-entry/1323266</a>	II	104 AND 105 NORTH STREET Bere Regis Dorset
ROKE BARN, 1250M WEST NORTH WEST OF ROKE FARM HOUSE	1323267	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323267">https://historicengland.org.uk/listing/the-list/list-entry/1323267</a>	II	ROKE BARN - 1250 M WEST NORTH WEST OF ROKE FARM HOUSE ROKE ROAD Bere Regis Dorset
NO 3, INCLUDING BOUNDARY WALL TO EAST	1323268	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323268">https://historicengland.org.uk/listing/the-list/list-entry/1323268</a>	II	NO 3 INCLUDING BOUNDARY WALL TO EAST SHITTERTON SITTERTON Bere Regis Dorset
STABLES 20 METRES NORTH WEST OF SHITTERTON FARM HOUSE	1323269	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323269">https://historicengland.org.uk/listing/the-list/list-entry/1323269</a>	II	STABLES 20 METRES NORTH WEST OF SHITTERTON FARM HOUSE SITTERTON Bere Regis Dorset

HONEYCOMBE COTTAGE	1323270	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323270">https://historicengland.org.uk/listing/the-list/list-entry/1323270</a>	II	HONEYCOMBE COTTAGE NO 18 SHITTERTON SITTERTON Bere Regis Dorset
WARREN HOUSE	1323271	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323271">https://historicengland.org.uk/listing/the-list/list-entry/1323271</a>	II	WARREN HOUSE 136 AND 137 WARREN ROAD Bere Regis Dorset
83, WEST STREET	1323272	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323272">https://historicengland.org.uk/listing/the-list/list-entry/1323272</a>	II	83 WEST STREET Bere Regis Dorset
CENTRAL STORES	1323273	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323273">https://historicengland.org.uk/listing/the-list/list-entry/1323273</a>	II	CENTRAL STORES 88 WEST STREET Bere Regis Dorset
34, WEST STREET	1323274	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323274">https://historicengland.org.uk/listing/the-list/list-entry/1323274</a>	II	34 WEST STREET Bere Regis Dorset
BARN AT PHILLIOLS FARM 150 M WEST-SOUTH-WEST OF THE HOUSE	1323635	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323635">https://historicengland.org.uk/listing/the-list/list-entry/1323635</a>	II	BARN AT PHILLIOLS FARM 150 M WEST-SOUTH-WEST OF THE HOUSE BERE HEATH Bere Regis Dorset
CHAMBERLAYNES MILL FARMHOUSE	1323636	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323636">https://historicengland.org.uk/listing/the-list/list-entry/1323636</a>	II	CHAMBERLAYNES MILL FARMHOUSE CHAMBERLAYNES Bere Regis Dorset
TOWNSEND FARM HOUSE	1323637	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323637">https://historicengland.org.uk/listing/the-list/list-entry/1323637</a>	II	TOWNSEND FARM HOUSE NORTH STREET Bere Regis Dorset
8, NORTH STREET	1323638	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1323638">https://historicengland.org.uk/listing/the-list/list-entry/1323638</a>	II	8 NORTH STREET Bere Regis Dorset
BERE REGIS WAR MEMORIAL	1392623	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1392623">https://historicengland.org.uk/listing/the-list/list-entry/1392623</a>	II	BERE REGIS WAR MEMORIAL Bere Regis Dorset
Milestone on southside of the A31 NE of Bere Regis	1429658	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1429658">https://historicengland.org.uk/listing/the-list/list-entry/1429658</a>	II	Bere Regis Dorset
Long barrow on Bere Down, 1100m north east of Roke Barn	1015329	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015329">https://historicengland.org.uk/listing/the-list/list-entry/1015329</a>	Scheduling	Bere Regis Dorset
Bowl barrow 790m north east of Haywards Farm	1015330	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015330">https://historicengland.org.uk/listing/the-list/list-entry/1015330</a>	Scheduling	Bere Regis Dorset
Four bowl barrows 600m east and 650m north east of Haywards Farm	1015331	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015331">https://historicengland.org.uk/listing/the-list/list-entry/1015331</a>	Scheduling	Bere Regis Dorset
Two bell barrows and a bowl barrow, 200m north east of Haywards Farm	1015332	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015332">https://historicengland.org.uk/listing/the-list/list-entry/1015332</a>	Scheduling	Bere Regis Dorset
Three bowl barrows 230m south west of Haywards Farm	1015333	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015333">https://historicengland.org.uk/listing/the-list/list-entry/1015333</a>	Scheduling	Bere Regis Dorset
Bowl barrow on Gallows Hill	1015343	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015343">https://historicengland.org.uk/listing/the-list/list-entry/1015343</a>	Scheduling	Bere Regis Dorset
Manorial settlement at Court Farm	1015352	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015352">https://historicengland.org.uk/listing/the-list/list-entry/1015352</a>	Scheduling	Bere Regis Dorset
Bowl barrow on Lockyer's Hill, 820m south west of Lower Woodbury Farm	1015363	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015363">https://historicengland.org.uk/listing/the-list/list-entry/1015363</a>	Scheduling	Bere Regis Dorset
Bowl barrow on Lockyer's Hill, 760m north east of Bere Heath Farm	1015364	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015364">https://historicengland.org.uk/listing/the-list/list-entry/1015364</a>	Scheduling	Bere Regis Dorset
Bowl barrow 610m east of Bere Heath Farm	1015365	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015365">https://historicengland.org.uk/listing/the-list/list-entry/1015365</a>	Scheduling	Bere Regis Dorset
Bowl barrow 210m west of Oak Cottage	1015368	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015368">https://historicengland.org.uk/listing/the-list/list-entry/1015368</a>	Scheduling	Bere Regis Dorset

Four bowl barrows 240m east of Oak Cottage	1015369	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015369">https://historicengland.org.uk/listing/the-list/list-entry/1015369</a>	Scheduling	Bere Regis Dorset
Bowl barrow 250m north of Oak Cottage	1015370	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015370">https://historicengland.org.uk/listing/the-list/list-entry/1015370</a>	Scheduling	Bere Regis Dorset
Bowl barrow 190m north west of Bere Down Farm	1015376	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015376">https://historicengland.org.uk/listing/the-list/list-entry/1015376</a>	Scheduling	Bere Regis Dorset
Bowl barrow 460m north east of Bere Down Farm	1015377	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015377">https://historicengland.org.uk/listing/the-list/list-entry/1015377</a>	Scheduling	Bere Regis Dorset
Bowl barrow 590m north east of Bere Down Farm	1015378	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015378">https://historicengland.org.uk/listing/the-list/list-entry/1015378</a>	Scheduling	Bere Regis Dorset
Bowl barrow 320m east of Bere Down Farm	1015379	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015379">https://historicengland.org.uk/listing/the-list/list-entry/1015379</a>	Scheduling	Bere Regis Dorset
Bowl barrow 500m north east of Bere Down Farm	1015380	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015380">https://historicengland.org.uk/listing/the-list/list-entry/1015380</a>	Scheduling	Bere Regis Dorset
Three bowl barrows 515m south east of East Field Farm, the easternmost known as Bolton's Barrow	1015381	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015381">https://historicengland.org.uk/listing/the-list/list-entry/1015381</a>	Scheduling	Bere Regis Dorset
Bowl barrow 600m south east of East Field Farm	1015382	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015382">https://historicengland.org.uk/listing/the-list/list-entry/1015382</a>	Scheduling	Bere Regis Dorset
Bowl barrow 600m ESE of East Field Farm	1015383	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015383">https://historicengland.org.uk/listing/the-list/list-entry/1015383</a>	Scheduling	Bere Regis Dorset
Bowl barrow 515m south of the southern extent of Horse Close Plantation	1015386	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015386">https://historicengland.org.uk/listing/the-list/list-entry/1015386</a>	Scheduling	Bere Regis Dorset
Bowl barrow 120m south of the southern extent of Horse Close Plantation	1015387	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015387">https://historicengland.org.uk/listing/the-list/list-entry/1015387</a>	Scheduling	Bere Regis Dorset
The Hundred Barrow, a bowl barrow 350m south west of Chalk Pit Farm	1015892	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015892">https://historicengland.org.uk/listing/the-list/list-entry/1015892</a>	Scheduling	Bere Regis Dorset
Group of six bowl barrows, forming a round barrow cemetery on Black Hill	1015897	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015897">https://historicengland.org.uk/listing/the-list/list-entry/1015897</a>	Scheduling	Bere Regis Dorset
Two bowl barrows both 350m north east of Spring Garden Barn	1015898	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015898">https://historicengland.org.uk/listing/the-list/list-entry/1015898</a>	Scheduling	Bere Regis Dorset
Bell barrow on Blackhill Clump 470m north of Mintern's Ferry	1015899	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1015899">https://historicengland.org.uk/listing/the-list/list-entry/1015899</a>	Scheduling	Bere Regis Dorset
Hillfort, ridge and furrow, holy well and medieval chapel on Woodbury Hill	1016042	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1016042">https://historicengland.org.uk/listing/the-list/list-entry/1016042</a>	Scheduling	Bere Regis Dorset
Two bowl barrows 350m north of Bere Down Farm	1016072	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1016072">https://historicengland.org.uk/listing/the-list/list-entry/1016072</a>	Scheduling	Bere Regis Dorset
The End Barrow, a bowl barrow 320m south west of White House	1017462	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1017462">https://historicengland.org.uk/listing/the-list/list-entry/1017462</a>	Scheduling	Bere Regis Dorset

Two bowl barrows on South Heath, 900m SSE of The Bungalow	1017694	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1017694">https://historicengland.org.uk/listing/the-list/list-entry/1017694</a>	Scheduling	Bere Regis Dorset
Three bowl barrows 650m south west of Bere Down Farm	1018193	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1018193">https://historicengland.org.uk/listing/the-list/list-entry/1018193</a>	Scheduling	Bere Regis Dorset
Bowl barrow on Warren Heath, 350m south west of Warren House	1019367	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1019367">https://historicengland.org.uk/listing/the-list/list-entry/1019367</a>	Scheduling	Bere Regis Dorset

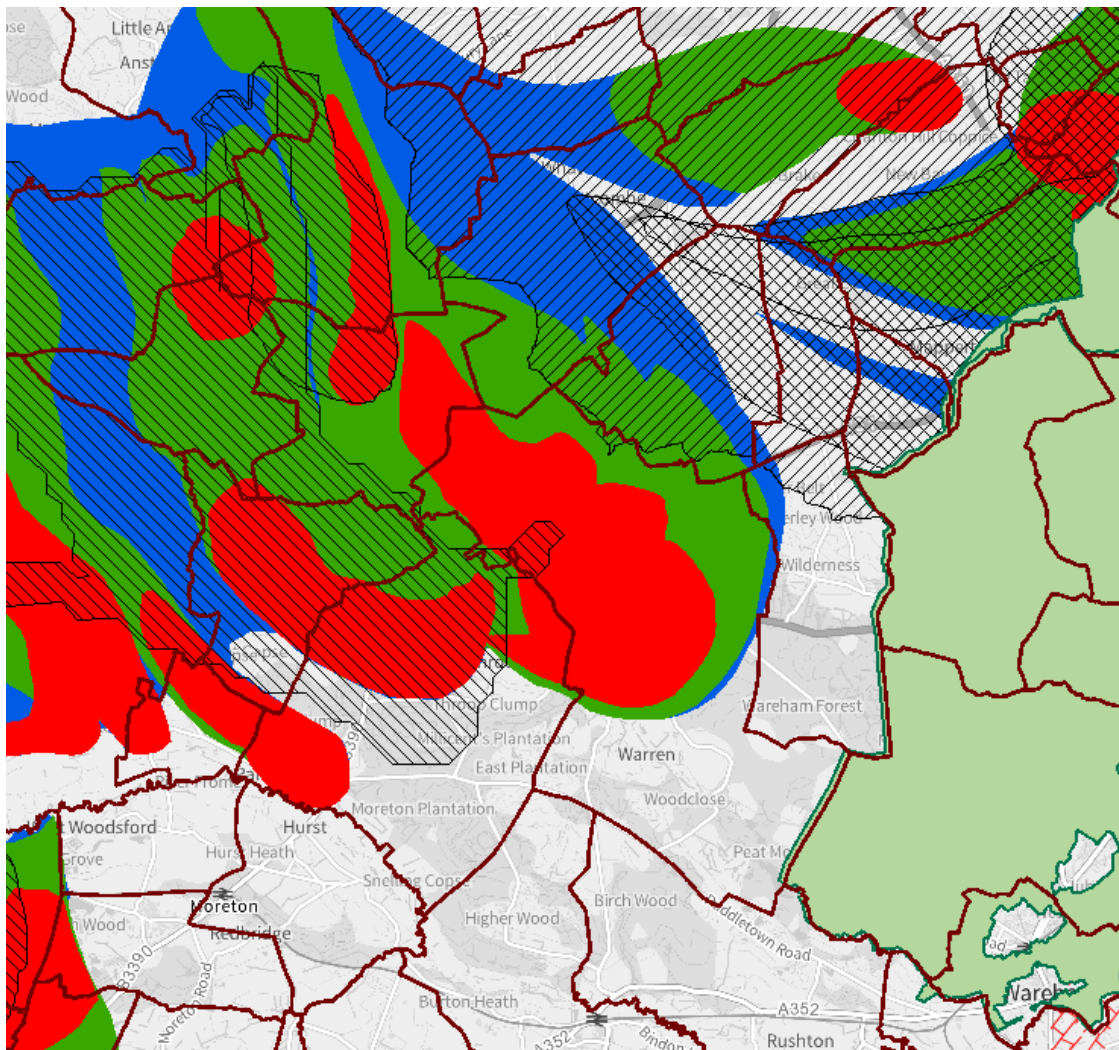
Figure 6: Bere Regis Conservation Area



First designated in 1981, the conservation area is defined as follows:

*Saxon in origin, modern day Bere Regis represents an amalgam of three formerly separate settlements – Shitterton, Doddington and Bere Regis itself. A market centre since 1215, strong links can be traced into the surrounding landscape while the layout of the settlement itself shows medieval characteristics. A vernacular of rendered cob and thatch is well represented in Shitterton while more formal use of local brick along West Street reflects post-fire rebuilding, this providing interesting variation and texture within the townscape. The Conservation Area contains a relatively high number of listed buildings of which the grade I listed Parish church is particularly notable given both its appearance and the extent of surviving medieval and early modern fabric.*

Figure 7: Water Sensitivity and Non-Statutory Designations



**Legend**

-  Parishes (GB)
-  Green Belt (England)
-  Heritage Coasts (England)
-  Land Management Initiatives (England)
-  National Forest (England)
-  RSPB Reserves (GB)
-  Upland Experiment Areas (England)
-  Drinking Water Safeguard Zones (Surface Water) (England)
-  Drinking Water Safeguard Zones (Groundwater) (England)

**Source Protection Zones**








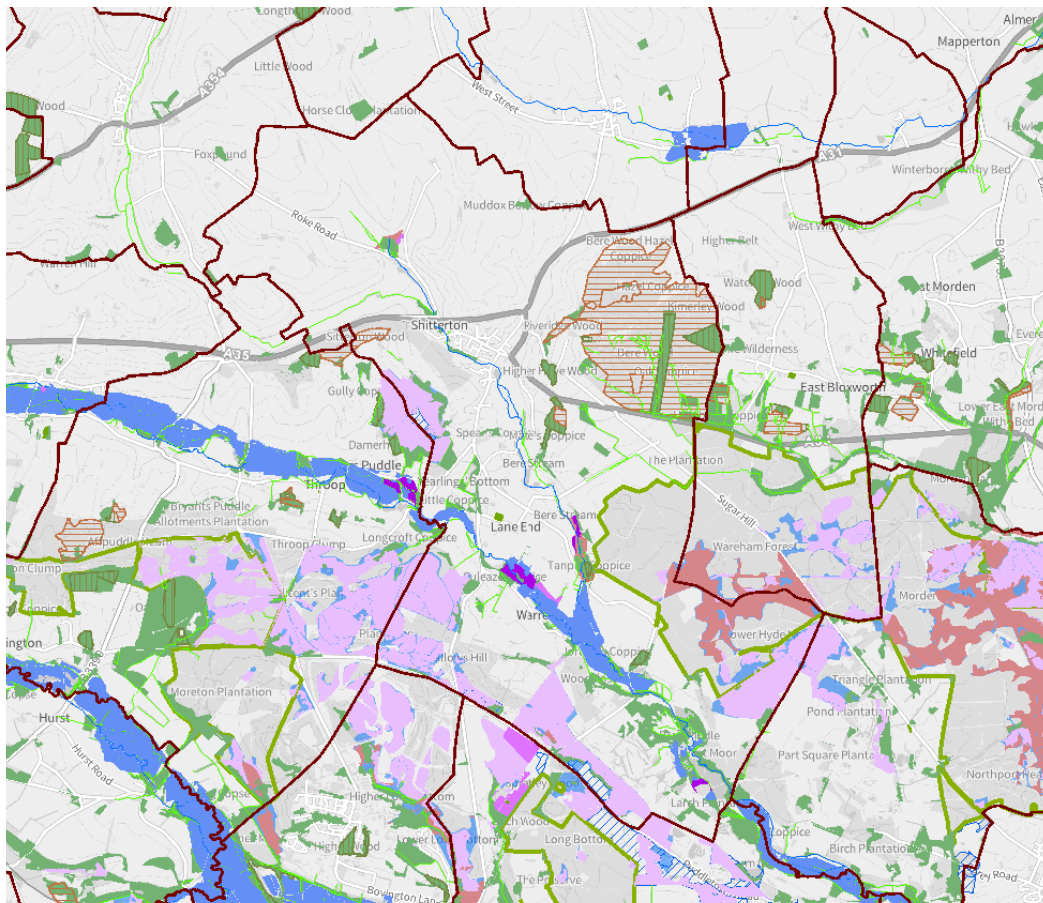
-  Zone I - Inner Protection Zone
-  Zone I - Subsurface Activity
-  Zone II - Outer Protection Zone
-  Zone II - Subsurface Activity
-  Zone III - Total Catchment
-  Zone III - Subsurface Activity
-  Zone of Special Interest

Figure 8: Ecological Priorities

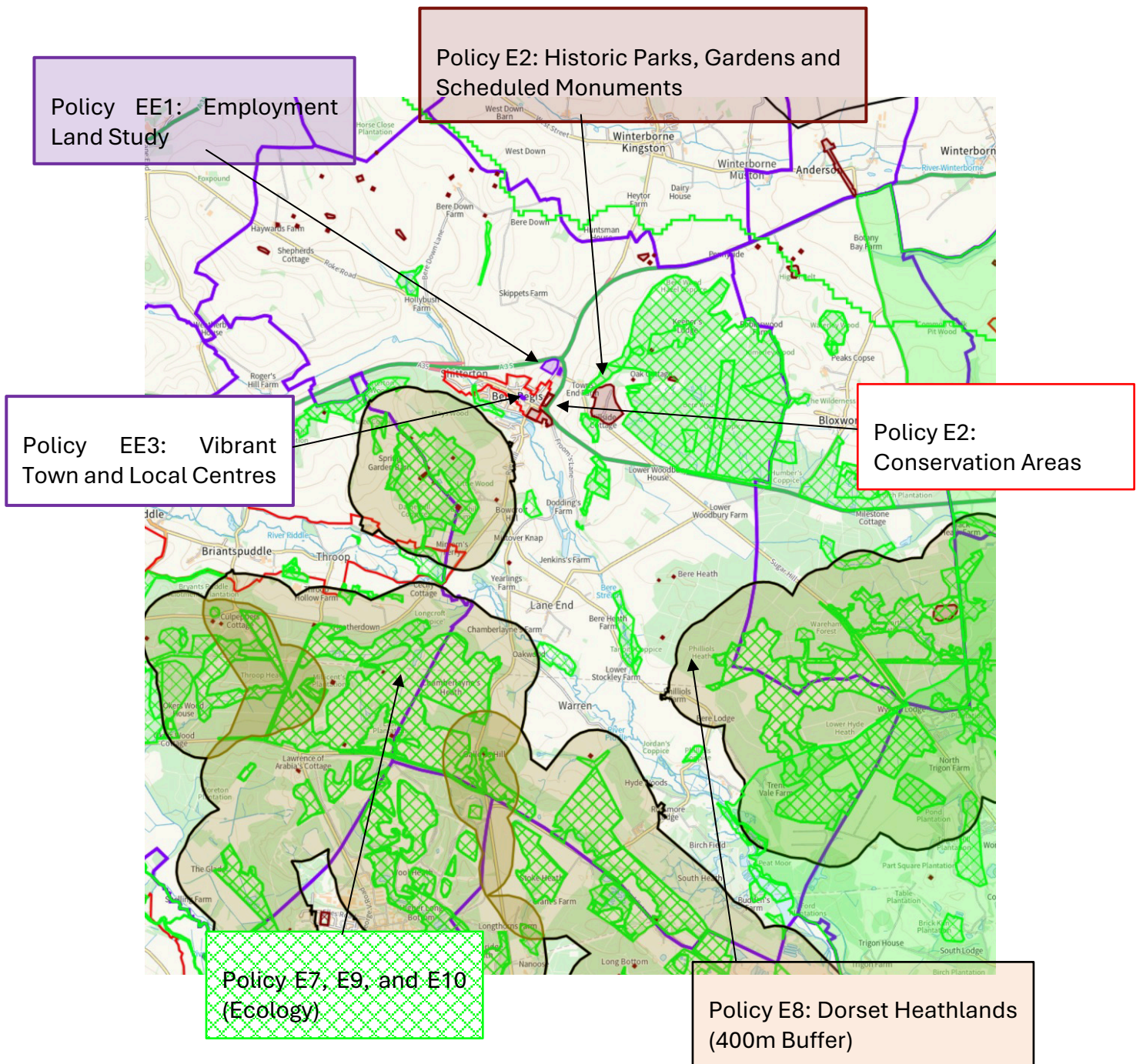


**Legend**

- ▭ Parishes (GB)
- ▭ Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- ▭ Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- ▭ Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- ▭ Priority Habitat Inventory - Lowland Heathland (England)
- ▭ Priority Habitat Inventory - Lowland Fens (England)
- Chalk Rivers**
- High certainty
- Low certainty
- Ancient Woodland (England)**
- ▭ Ancient and Semi-Natural Woodland
- ▭ Ancient Replanted Woodland
- ▭ Priority Habitat Inventory - Deciduous Woodland (England)
- ▭ Forestry Commission Legal Boundary (England)
- ▭ Priority Habitat Inventory - Traditional Orchards (England)
- ▭ Natura sites (England)
- ▭ Open Mosaic Habitat (Draft)

- Significant overlap between habitat types, such as heathland with associated woodland and fen features.
- Mixture of priority and non-priority classifications.
- Habitats are distributed across small to large parcels.
- Main habitats include:
  - Coastal and floodplain grazing marsh.
  - Good quality semi-improved grassland.
  - Purple moor grass and rush pastures, with some overlaps with other habitats.
  - Lowland heathland characterised by a variety of specific ecological classifications and overlaps.
  - Lowland fens.

Figure 9: Purbeck Local Plan Policy Designations



# Relevant Purbeck Local Plan (2024) Policies

A number of policies from the newly adopted Purbeck Local Plan will be used to assess development proposals in the area.

- **Policy V1: Spatial Strategy for Sustainable Communities**  
Sets the overall strategy for the Purbeck Area. This includes delivering around 122 new homes in Bere Regis and a windfall amount shared across the local plan area.
  
- **Policy H8: Small sites next to existing settlements**  
Residential development on sites adjoining settlement boundaries (outside the Green Belt) will be supported if:
  - a. The scale is proportionate to the settlement, with a maximum of:
    - ~~30 homes near towns~~
    - 20 homes near key service villages (including Bere Regis)
    - ~~15 homes near local service villages~~
    - ~~5 homes near other villages with boundaries~~
  - b. The design respects the character of the settlement and landscape.
  - c. It delivers a mix of housing types, including affordable homes, as per local needs or Neighbourhood Plan policies.
  - d. It is not in a Neighbourhood Plan area with allocated small sites for housing.
  - e. It passes a habitat impact assessment, avoiding harm to protected sites.
  - f. Development must provide necessary evidence to assess and mitigate potential environmental impacts.
  
- **Policy E2: Historic Environment**  
Great weight is given to protecting all designated heritage assets. Proposals affecting non-designated heritage assets are also subject to a range of considerations which require development proposals to minimise and justify any harm. Overall strong measures are in place to protect the historic character of the area from changing, though some development can still be permitted if it is appropriately designed and located.
  
- **Policy E3: Renewable Energy**  
The Policy supports renewable energy proposals provided they are suitably located and do not cause any unacceptable harm to local amenity, heritage, landscape character, or communication or transport technology.
  
- **Policy E7: Conservation of Protected Sites**

Proposals will only be permitted if they would not lead to an adverse effect on protected sites.

- **Policy E8: Dorset Heathlands**

Residential development involving a net increase in dwellings or other uses such as tourist accommodation and equestrian-related development will not be permitted within 400 metres of heathland, as defined on the policies map. For developments between 400m and 5km of heathland, development will only be permitted if the Council is satisfied that mitigation measures avoid adverse effects on protected heathland.

- **Policy E9: Poole Harbour**

Development will only be permitted where it would not lead to an adverse effect upon the Poole Harbour SPA, SSSI and Ramsar site. Proposals resulting in an increase in nutrient loading within the Poole Harbour catchment will need to demonstrate nutrient neutrality and that it will not lead to unacceptable harm arising from recreational effects.

- **Policy E12: Design**

Includes a number of considerations to promote high quality and sensitive design. Neighbourhood plans can support these principles with robust local evidence to provide additional detail around locally distinctive characteristics in order to guide local developments.

- **Policy H9: Housing Mix**

This policy requires housing developments to provide a mix in accordance with up-to-date housing need evidence. For non-allocated developments above 20 units, this includes self/custom build (5%) and bungalows (10%). Neighbourhood plans can support these principles with robust local evidence to set out distinct local mix requirements.

- **Policy H10: Accessible and adaptable homes**

10% of the new homes proposed must meet the Building Regulation optional requirement M4(2). Neighbourhood plans can support these principles with robust local evidence to set out alternative requirements.

- **Policy 11: Affordable Housing**

For proposals including 2-9 homes, 20% should be affordable dwellings. For proposals including 10 or more dwellings, or more a site more than 0.5 hectares within settlements, 40% affordable housing is required for greenfield sites and 30 % affordable housing is required for brownfield sites.

- **Policy H12: Rural Exceptions Site**

Rural exception sites for affordable housing (excluding Swanage, Wareham, and Upton) will be supported if:

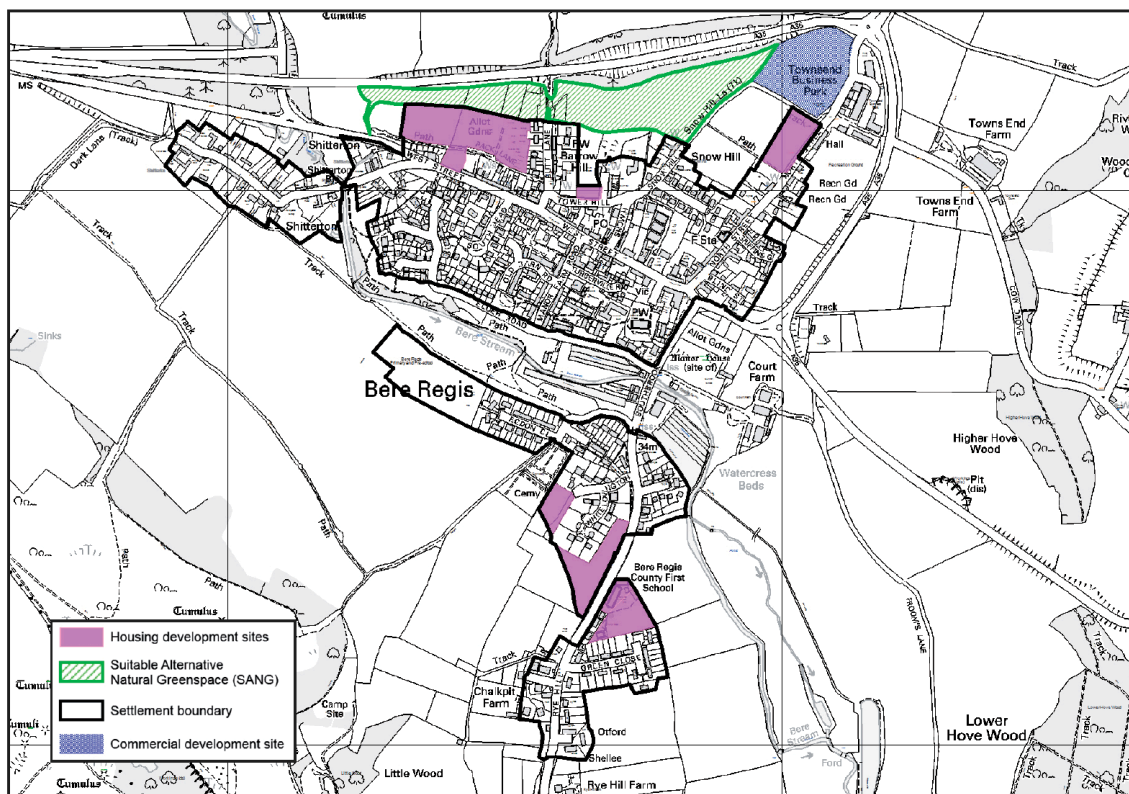
- a) The site adjoins a settlement, is proportionate to the village size, and considers community needs, infrastructure, and services.

- b) The proposal meets an up-to-date, identified local need for affordable homes in the parish or neighbouring parishes.
  - c) The design respects local character and landscape.
  - d) The site is not isolated and allows access to jobs, services, and facilities via sustainable transport, unless no alternative sites are available.
  - e) A habitat impact assessment confirms no adverse effects on protected sites, with mitigation if required.
- **Policy EE1: Employment Land Study**  
Designated employment sites will be safeguarded for employment uses (including use classes in classes B2, B8 or any other light industrial uses falling outside these classes).

# NDP Policy Review

This section provides an overview of adopted NDP Policies and considers whether amendments are needed to remain in accordance with the newly adopted Purbeck Local Plan.

Figure 14: Map 3 Bere Regis NDP



Map 3 - Proposed Development Sites (Housing, Commercial & Community Hall).

Table 4: NDP Policy Review

Ref.	Policy	Comments	Action
BR1	<b>Settlement Boundary</b> “For the purposes of any development plan policy which refers to settlement boundaries, the settlement boundary for Bere Regis is shown on (Map 3).”	The Purbeck Local Plan incorporates the Bere Regis boundary. Policy BR1 therefore no longer needed.	<b>REMOVE</b>
BR2	<b>SANG</b> “A Suitable Alternative Natural Greenspace (SANG) of approx. 4.5ha	The Back Lane site or the SANG have not yet been delivered	<b>RETAIN</b>

	<p><i>will be created as identified on Map 3. The SANG must be available for use upon first occupation of the homes at Back Lane. If bunds are formed (see Policy BR5: Noise Attenuation), these may be located in the SANG but must not adversely affect the function of the SANG.”</i></p>	<p>and therefore it is still required.</p> <p>The PLP includes reference to the Wild Woodberry Project to the south of Bere Regis as contributing to the mitigation of 430 homes – it is confirmed in the officer report that this only applies to the delivery of small windfall sites across the Purbeck LP area, including within Bere Regis.</p>	
BR4	<p><b>Groundwater</b>  <i>“Development will only be permitted where it not only meets Local Plan policies covering flood risk and SUDs, but also incorporates specific measures so as to not exacerbate groundwater flooding or flooding from sewers in the area. This may include incorporating, where required sealed sewerage systems and the development should only rely upon septic tanks where groundwater levels allow their effective operation.”</i></p>	<p>Neighbourhood Plans typically are not able to control LLFA matters.</p> <p>Alternative is to ask decision makers to have regard to local community information on local drainage network and local flood events.</p>	REMOVE
BR5	<p><b>Noise Attenuation</b>  <i>Residential development at Back Lane must provide appropriate noise attenuation. SE13 Noise</i></p>	<p>Back Lane has not been delivered yet so this policy is still required.</p>	RETAIN

	<p><i>Impact Assessment demonstrates the possibility of achieving internal and external noise levels as set out in the British Standards 8233:2014. The method of attenuation chosen for use can differ from SE13 recommendations provided it still complies with the British Standards 8233:2014 or such equivalent publication that supersedes it.</i></p>		
BR6	<p><b>Affordable Housing Tenures</b></p> <p><i>All residential development sites will be expected to deliver 40% affordable housing on site, split between:</i></p> <ul style="list-style-type: none"> <li>• <i>70% affordable housing for rent</i></li> <li>• <i>10% discounted market sales homes</i></li> <li>• <i>10% shared ownership homes</i></li> <li>• <i>10% starter homes.</i></li> </ul>	<p>The housing needs survey that supported the mix specified in this policy is now out of date. A new housing needs assessment would need to be commissioned if the NDP was to continue to suggest an alternative mix.</p> <p>The latest HNA for the area was conducted in 2019 to inform the Purbeck Local Plan. This is reflected in Policies H9, H10 and H11 of the LP.</p>	<p>If Purbeck HNA evidence is used, <b>REMOVE</b> to avoid duplication.</p> <p>To <b>AMEND</b> the policy and deliver an alternative mix, a new housing Need Assessment must be commissioned.</p>
BR7	<p><b>Residential Development</b></p> <p><i>New residential development will be allowed on the five allocated sites shown on Map 3, comprising:</i></p>	<p>This policy will need to be updated to reflect revised capacities and updated requirements. The site allocations policy should be</p>	<p><b>AMEND</b></p> <p>New SEA required.</p> <p>Present this report to DC to confirm that no additional sites are required to meet area housing needs.</p>

	<ul style="list-style-type: none"> <li>• <i>Back Lane (BL) - Land extending to about</i></li> <li>• <i>1.8 Hectares (4.7 acres) to deliver approximately 55 homes</i></li> <li>• <i>North Street Housing - Land extending to about 0.6 Hectares (1.48 acres) to deliver approximately 12 homes</i></li> <li>• <i>Tower Hill – Land extending to about 0.1 Ha (0.25 acres) to deliver 3 homes</i></li> <li>• <i>White Lovington - Land extending to about Hectare (2.5 acres) approximately 12 homes</i></li> <li>• <i>Former School Site – Land extending to about 0.7 Hectares (1.73 acres) to deliver approximately 23 homes</i></li> </ul>	presented more clearly.	
BR8	<p><b>North Street Employment Development</b> that supports local employment will be allowed on the allocated site at the end of North Street, as shown on Map 3.</p>	This policy is not needed due to overlap with Purbeck Local Plan Policy EE1.	REMOVE
BR9	<p><b>Community Facilities and Services</b> New community facilities and services will be encouraged to locate within the</p>	The first part of this policy duplicates Policy 17 in the Purbeck Local Plan. BR8 could designate specific community	AMEND by making policy specific to the area. This could be by designating community /retail uses which contribute to the

	<p><i>defined settlement boundary. Proposals for facilities outside of the settlement boundary will be allowed where:</i></p> <ul style="list-style-type: none"> <li>• <i>The use cannot reasonably be met within the settlement;</i></li> <li>• <i>The facility meets an identified local need;</i></li> <li>• <i>It is located close to a settlement in an accessible location using a sustainable means of travel;</i></li> <li>• <i>Its impact on landscape, environment and local character is minimised.</i></li> </ul> <p><i>The change of use of buildings, land and new retail development up to 200m2 gross floor space for small scale local shopping and local centre uses (either as part of mixed use developments or in isolation) will be permitted where the proposal meets a local need and the facility can be readily accessed by walking, cycling and public transport. It is also important that the sequential and impact assessments of the NPPF are satisfied setting out how proposals do not detract from the</i></p>	<p>facilities (on Map 4) to be protected or that contribute to the function/vitality of the centre.</p> <p>There is also the opportunity to comment on alternative infrastructure delivery objectives. Purbeck Infrastructure Delivery Plan (2016) key points:</p> <ul style="list-style-type: none"> <li>- Road and transport improvements needed.</li> <li>- Development contributions not used for new bus services. Only large sites (100+) required to fund this.</li> <li>- Bere Regis surgery extension was planned but this does not appear to have been delivered.</li> <li>- Adult and Community Services, including adult learning, libraries and adult social care.</li> <li>- SANGs are less of a priority now, two currently being delivered (Back Lane and Wild Woodberry).</li> </ul>	<p>functionality /vitality of town centre &amp; identify key infrastructure needs.</p>
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	<p><i>function, vitality and viability of the District's hierarchy of retail centres.</i></p>	<ul style="list-style-type: none"> <li>- Fortnightly mobile library service is being funded.</li> <li>- Sports Facilities – there are currently very few in the area.</li> <li>- Possible need for a new secondary school.</li> <li>- General upgrades to water supply, sewerage, and broadband connectivity.</li> </ul> <p>The second part of BR8 duplicates the requirements of Policy EE3 which does not allow loss of class E uses unless the same criteria are met. As above, define local assets/uses.</p>	
BR10	<p><b>Local Green Space</b>  <i>The following sites, as shown on Map 5, are designated as Local Green Space, where development will not be allowed except in exceptional circumstances:</i></p> <ul style="list-style-type: none"> <li>• <i>The Recreation Ground;</i></li> <li>• <i>Green Space around the Church;</i></li> <li>• <i>The Play Park;</i></li> <li>• <i>“Podgers” and West Street green space;</i></li> <li>• <i>Bitchams Mead green space and nature reserve;</i></li> <li>• <i>Souls Moor SNCI and village nature reserve;</i></li> </ul>	<p>Suitable to be rolled forward. Further LGS sites could be designated.</p>	<p>RETAIN</p>

	<ul style="list-style-type: none"><li>• <i>Elder Road Green Space; and</i></li><li>• <i>Elder Road extension.</i></li></ul>		
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