

SE2 Consultation Statement

Summary of events:

Parish Council agrees to proceed with NP	November 2011
Advert placed in Parish Magazine for volunteers	December 2011
Pre-Steering Group meeting	January 2012
Village Forum	February 2012
First Questionnaire drawn up	May 2012
Community Engagement Plan considered	May 2012
Housing Needs Survey to all households in the Parish	May 2012
Diamond Jubilee - display including Core Strategy	June 2012
Results of Housing Needs Survey received	August 2012
Household questionnaire to all households in the Parish	October 2012
Village Meeting to establish working parties	October 2012
Village Forum	October 2013
Draft NP to selected residents	December 2013
Consultation briefing events	September 2014
Household questionnaire to all households in the Parish	November 2014
Village Forum	November 2014
Respond to survey results	January 2015
Village Hall survey	July/August 2016
Village Forum	March 2017
Village Forum	November 2017
Public Consultation	June 2018
Postal Survey	June 2018

In addition to the community consultations listed above, the Parish Council Steering Group, consisting of members of the Parish Council, met monthly and the Joint Steering Group, consisting of the PC Steering Group and officers of Purbeck District Council, met every two months.

Public Consultation

The initial consultation took the form of a very basic questionnaire in June 2012 asking parishioners very broadly what type of development they would like to see, what type of housing and which sectors of the community the housing should be aimed at. The questionnaire was available on the web site, from the Post Office, local shop and at the Jubilee Celebrations. It quickly became evident that many residents were unaware of the existence of the Purbeck Local Plan or that Bere Regis had been allocated a number of houses within the Plan.

55 questionnaires were returned. A copy of the questionnaire and a breakdown of the responses is included within **Appendix A** below.

It was apparent that parishioners needed more detailed information before they could answer a questionnaire knowledgeably.

In September 2012 a more detailed questionnaire (**Appendix B**) was delivered to every household in the parish, accompanied by a Frequently Asked Questions paper explaining the Local Plan, what a Neighbourhood Plan is, the Core Strategy and the requirement for housing in the parish. The covering letter also included a request for volunteers to help with the Plan. 11 people responded and their names are recorded in **Appendix C**. The volunteers were divided into groups covering Parish Facilities, Housing, Commercial & Transport, with each group being headed by a Parish Councillor.

A public presentation followed in October 2012 giving further information about Neighbourhood Plans and how they fitted in with National and District Policy. 60 people attended the presentation, given in part by Purbeck District Council in conjunction with the Parish Council.

207 questionnaires were returned and, on the 8th December 2012, a public presentation was given to show parishioners the results.

Throughout 2013, the groups worked on their section of the Plan which was then drawn together as a draft towards the end of the year. On the 26th October 2013, a public meeting was held at which parishioners were brought up to date with the work of the Neighbourhood Plan groups. 50 people attended this meeting.

Work continued throughout 2014 with the draft plan having been sent to Purbeck District Council early in the year, resulting in the formation of a joint Steering Group, consisting of members of PDC and the Parish Council in May 2014.

In September 2014, two information sessions were held; one on Saturday 20th to which 20 people turned up, and one on Tuesday 23rd to which 37 people turned up. Three main areas of concern were highlighted:

- Any development on exiting onto Rye Hill will add to an existing and dangerous busy road
- Clarification of ownership and likely use of the old school site
- The village desperately needs a modern village hall.

In November 2014, a further questionnaire and proposals map was delivered to every household in the parish. **Appendix D.** This was quickly followed up by a public meeting on the 22nd November 2014, attended by 50 parishioners. Concerns raised were:

- Potential use of the old school site
- Issues associated with infra-structure, West Street is becoming more and more congested
- Lack of parking in the village for existing houses, not enough room for more vehicles from additional housing
- Need to provide more housing for the elderly as well as the young.

325 individuals responded, representing 181 households. A list of the comments is set out in **Appendix E.**

On 26th January 2015, a letter was delivered to every household in the parish responding to all the issues raised by the questionnaire and included a full set of the results. These can be found in **Appendix F.** For those who raised detailed queries, individually letters were sent and a parish councillor visited the parishioner to explain personally the response.

Throughout 2015, the Joint Steering Group continued to meet to develop the policies and to try to engage with the relevant landowners.

A Village Forum was held on 23rd April 2016, attended by 35 parishioners, at which the Neighbourhood Plan was raised and those present brought up to date with events. Concerns raised were:

- Location of the proposed new village hall
- Traffic congestion along West Street
- Where would the proposed houses be located if the Drax Estate did not talk to the Parish Council.

Throughout 2016 and into 2017, the Joint Steering Group continued to work on refining the Plan Policies and making contact with the local landowners.

On 25th March 2017, a further public meeting was held, attended by 55 parishioners, which included an update on the Plan.

On 11th November 2017, a public consultation was held attended by 160 residents. The consultation took the form of a presentation given by Cllr Ventham to begin, followed by a drop-in session for 3 hours. Copies of the draft Plan were available on the day and councillors were available throughout the time.

Following this consultation and a subsequent Health Check carried out by Purbeck District Council, a further consultation was held in June 2018 and an invitation to attend was posted to every household in the parish – **Appendix G.** Approximately 150 residents attended throughout the period. Full copies of the Plan were available on the day, together with response forms – **Appendix H.** The final draft of the Plan, together with the consultation questionnaire was, simultaneously, available on the Parish Council web site. 88 responses were received.

Following the responses, an updated FAQs was drawn up and posted to the web site. Everyone who responded received a standard letter saying thank you and directing them to the web site FAQs. Those with concerns of a more direct nature received personal letters.

A summary of all the responses received can be found in **Appendix I**.

At the same time, all Statutory Consultees were issued with an invitation to respond to the Plan and directed to the web site. A summary of their responses and subsequent actions is given in **Appendix J**.

APPENDIX A



QUESTIONNAIRE

To be completed by residents of the parish and visitors – all your views are welcomed!

1. Purbeck District Council has identified a need for 50 new residential properties to be built in the village of Bere Regis before 2026. Do you think this number is;

- Too few
- Just right
- Too many

2. Do you think that housing should be provided as;

- One large site
- 2 or 3 medium sized developments
- Small developments wherever they will fit in the village

3. From your experience and knowledge of the community, which sectors have a need for more housing in the village? (Tick all that apply)

- Young people and singles
- Family groups
- Retired people moving to smaller units
- Older people in need of warden assisted type accommodation...

4. Purbeck District Council recommends that 40% of new housing should be 'affordable', so that it will be available for rent or as shared ownership through Housing Associations. Do you think that in Bere Regis there should be;

- A greater proportion of affordable homes
- The ratio is just right
- A smaller proportion of affordable homes

5. Do you think the parish needs additional support from local and central government for new and existing shops and businesses in the area?

- Yes
- No

5a. If so, what assistance do you think could be provided? You may wish to see better signs, faster broadband, better website for the village etc.

.....

5b. What types of new shops and businesses would you like to see, or what facilities might be encouraged locally in order to reduce the need for travel to other towns?

.....

6. Land opposite the Shell Garage has been zoned for commercial use in the Core Strategy. In your opinion should this land;

- Be kept in agricultural use
- Provide small offices and workshops with some retail activity
- Be offered for Travelodge type accommodation
- Other (please specify).....

7. Would you support the provision of facilities for youths, such as (Tick all that apply);

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

8. Would you like to see more tourist facilities throughout the parish?

- Yes
- No

8a. If yes, what facilities would you support? (Tick all that apply);

- Information boards in the village
- More footpaths and bridleways
- More camping and caravan sites
- Picnic areas
- Way-marked walking and/or cycling routes
- Shops / workshops / studios selling to the public
- Information boards on interesting sites in the parish
- Other (please specify).....

9. The village benefits from several meeting places including the Drax Hall, sports club, scout hut, school and pubs. Do you feel there is need for a new village hall to be provided?

Yes

No

9a. If so, what facilities do you feel would be important in a new village hall? (Tick all that apply)

Good parking

Suitable for showing films on a regular basis

Good sound system

Good kitchen facilities for large events

Suitable for discos and dances

Modern stage with changing rooms and full lighting system ...

Able to accommodate indoor sports such as badminton and bowls

Sufficient size for audiences of 100 or more people

Full disabled facilities such as access, parking, toilets, hearing loop etc.

Other (please specify).....

Thank you for completing this questionnaire. Further information on the Neighbourhood Plan can be obtained from the Parish Clerk – Amanda Crocker 01929 472327

Provision of your name and e-mail address is not obligatory. However, this will allow us to keep you updated on developments with the plan and allow you more chances to comment;

Name;

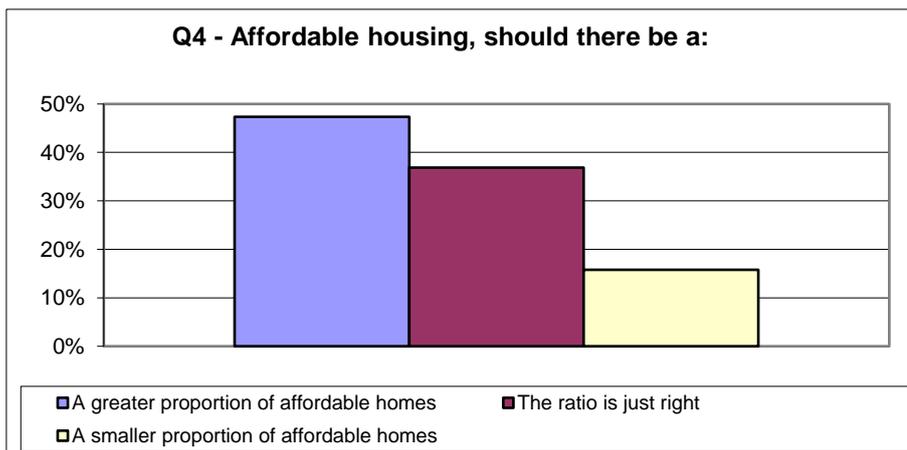
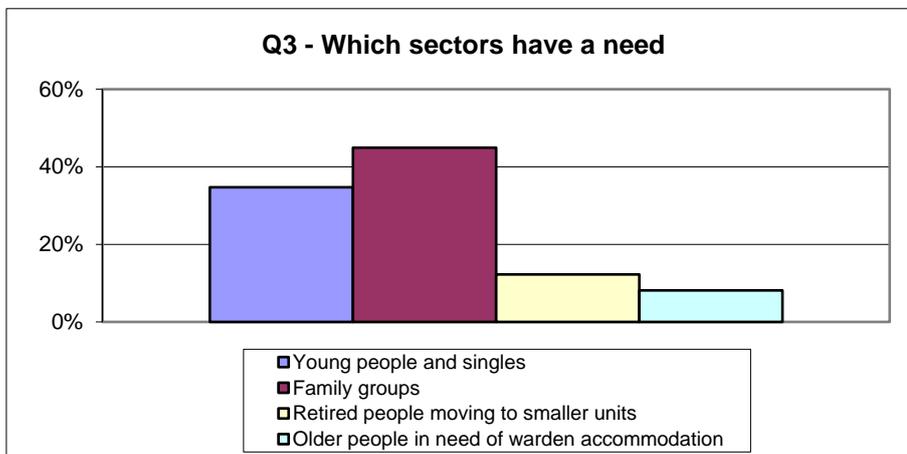
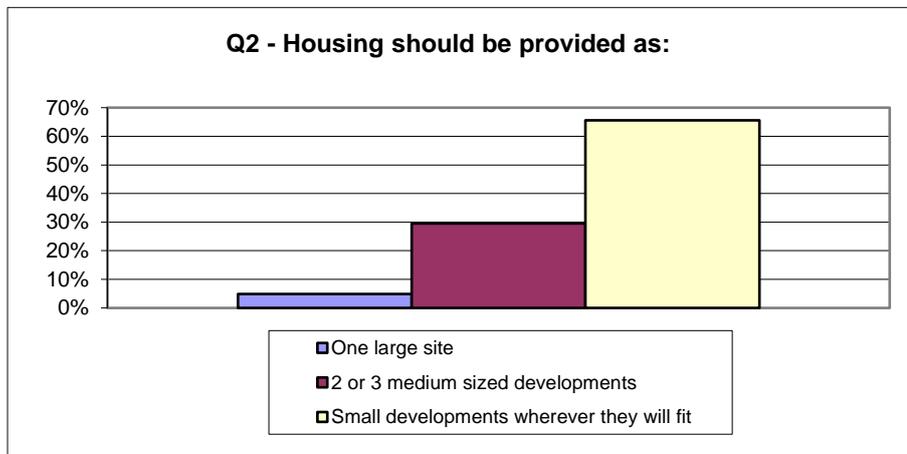
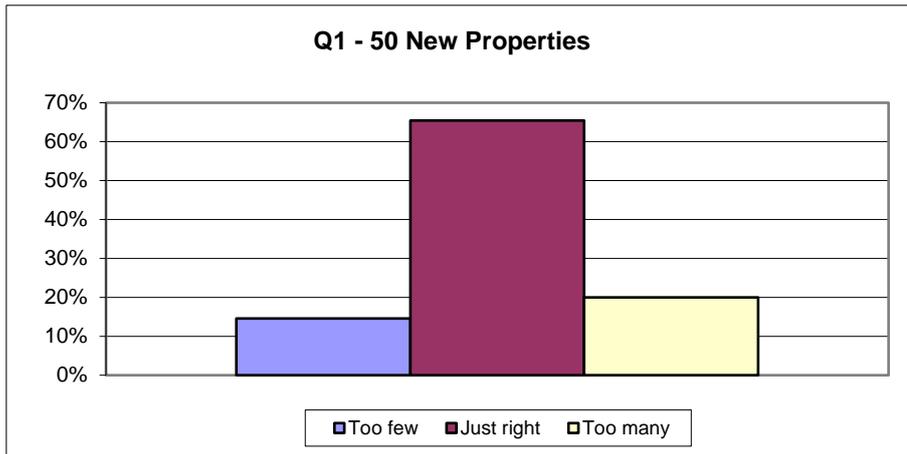
E-mail;

Other comments / feedback;

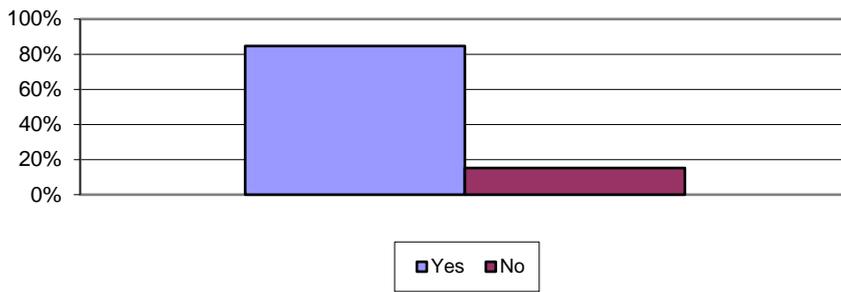
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Please return to your completed questionnaire to collecting boxes in shops and pubs around the village; to any Parish Councillor, or; to Amanda Crocker at Rye Hill Farm, Rye Hill, Bere Regis

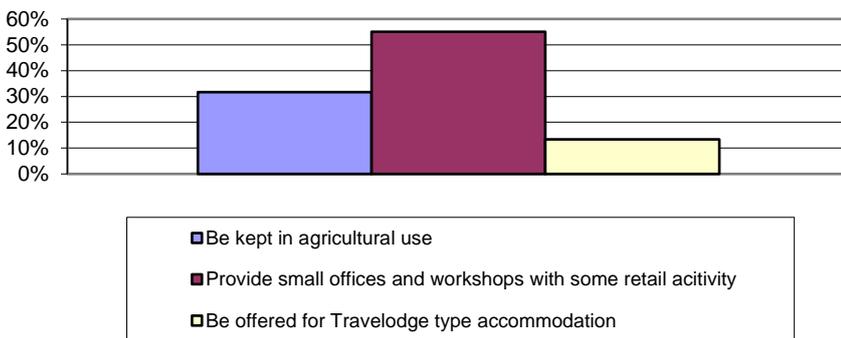
Responses to Questionnaire



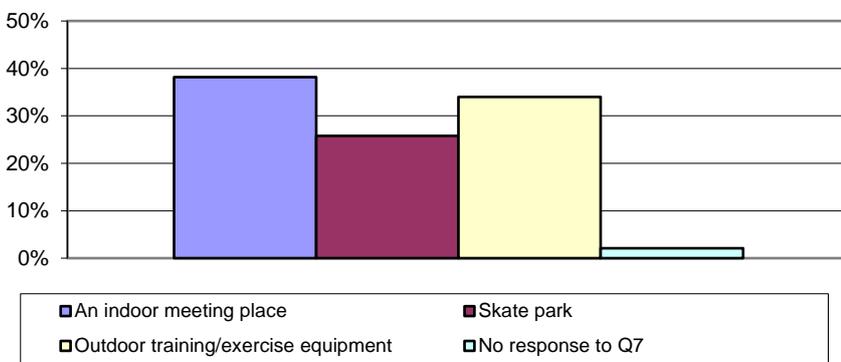
Q5 - Does the parish need additional support from government



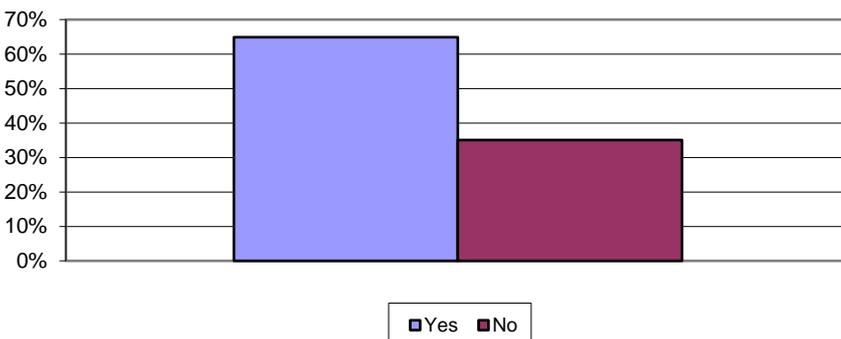
Q6 - Land opposite the Shell garage should be:



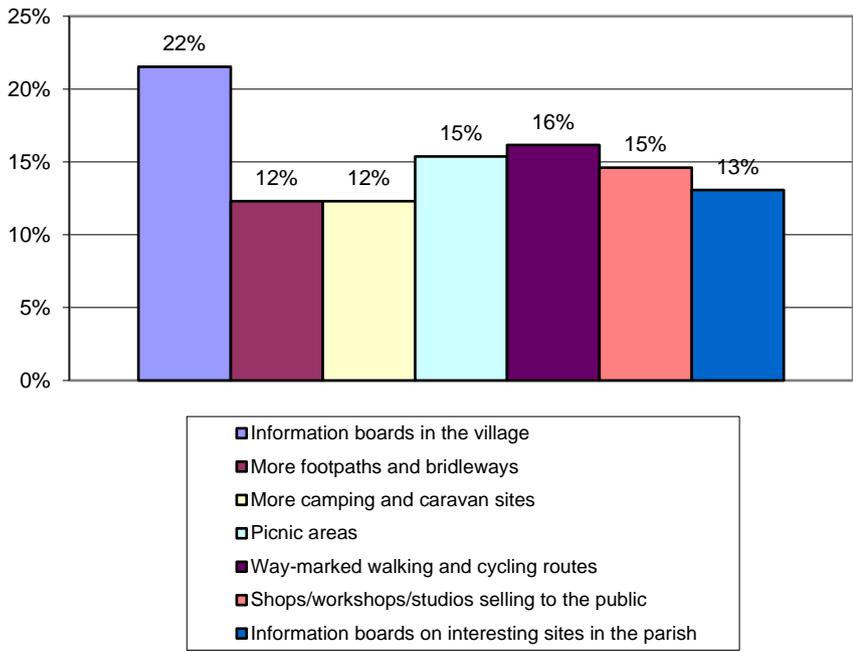
Q7 - Facilities for the youth of the village



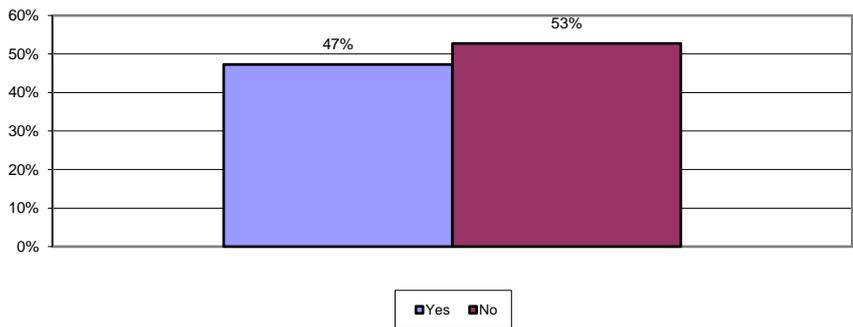
Q8 - More tourist facilities



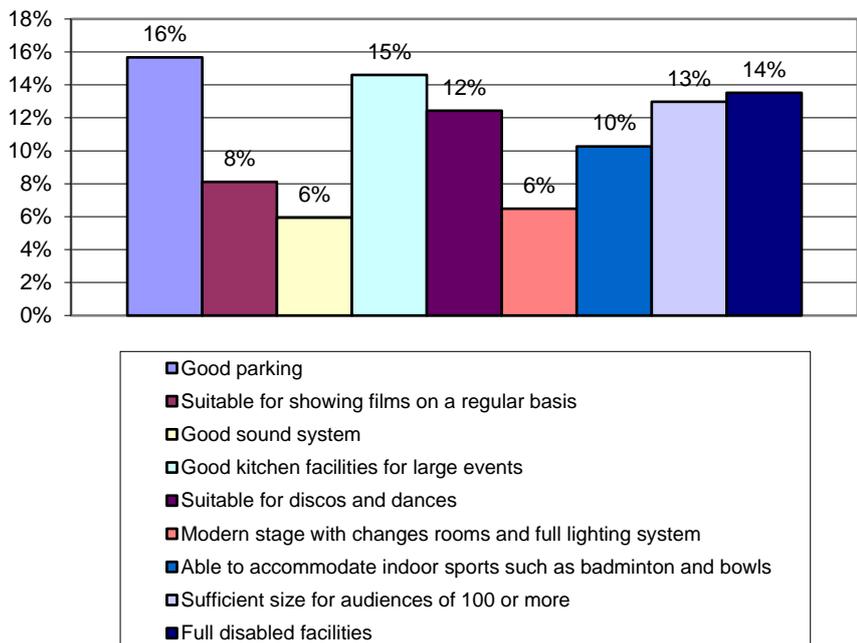
Q8 - Tourist options breakdown



Q9 - New village hall



Q9 - Village hall options breakdown



APPENDIX B

QUESTIONNAIRE

SEPTEMBER 2012

The Parish Council invites everyone in the Parish to complete a copy of this questionnaire by 12th October 2012. A questionnaire may be completed by individuals of any age or a single response may be submitted on behalf of a household – but please indicate this on page 4.

Please refer to the 'Frequently Asked Questions' for additional advice and guidance. Sections in this questionnaire correspond with specific sections in that document.

In order to reduce paper we would prefer questionnaires to be completed on-line at www.bereregisparishcouncil.co.uk/neighbourhood-plan/. Alternatively, additional paper copies can be downloaded from the website or collected from the Parish Clerk.

Section A - Housing

1. Purbeck District Council has identified a need for 50 new residential properties to be built in the village of Bere Regis before 2026. Do you think this number is;

Too few []

Just right []

Too many []

No opinion []

2. Do you think that housing should be provided as;

Small developments where they fit - potentially with no affordable housing allocation .. []

Two or three medium sized developments []

One large site []

No opinion []

3. If consultation suggests future residential development should be in the form of small developments do you know of any sites that could be developed without damaging the character of the village? Please identify any sites below or on the attached plan.

.....
.....

4. From your experience and knowledge of the community, which sectors have a need for more housing in the village? (Tick all that apply)

Young people and singles []

Family groups []

Retired people moving to smaller units []

Older people in need of warden assisted type accommodation..... []

Other (please specify) []

5. Purbeck District Council recommends that 40% of new housing should be 'affordable', so that it will be available for rent or as shared ownership through Housing Associations.

Do you think that in Bere Regis there should be;

- A greater proportion of affordable homes []
- The ratio is just right []
- A smaller proportion of affordable homes []
- No opinion []

Section B - School

6. Do you support the building of a new junior/primary school in Bere Regis to provide adequate facilities for the additional children that need to be accommodated as a result of the change in the school system in Purbeck?

- Yes []
- No []
- No opinion []

7. A site has been identified at the end of Egdon Close that might be suitable for building a new school. This site meets three important criteria – it is central to the population of school children; allows easy access on foot, and; is away from busy highways and commercial uses that might conflict with education. Do you think that site is:

- a) the best site available in the village for a new school..... []
- b) the site is ok but other sites should be considered..... []
- c) a poor choice of site..... []
- d) No opinion[]

If you have answered b or c then please provide details of alternative sites that you feel meet these 3 criteria (see above) and should also be given consideration by Dorset County Council.
.....

Section C – Village Facilities

8. The village benefits from several meeting places including the Drax Hall, sports club, scout hut, school and pubs. Do you feel there is need for a new village hall to be provided?

- Yes []
- No []
- No opinion []

9. If yes, what facilities should a new village hall provide?

(Please tick all that apply)

- Good parking []
- Suitable for showing films on a regular basis []
- Good sound system []

- Good kitchen facilities for large events []
- Suitable for discos and dances []
- Modern stage with changing rooms and full lighting system []
- Able to accommodate indoor sports such as badminton and bowls..... []
- Sufficient size for audiences of 100 or more people..... []
- Full disabled facilities such as access, parking, toilets, hearing loop etc. []
- Other (please specify).....

**10. Would you support the provision of additional facilities for young people, such as;
(Please tick all that apply)**

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

11. If a new school is built do you feel that some school facilities could be shared with the public?

- Yes []
- No []
- No opinion []

12. If so, which facilities do you feel might lend themselves to shared use? These might include public use of the main hall for shows and sport; use of playing fields for organised sport; use of classrooms for adult education etc.

.....

13. Bere Regis Parish Council has acquired Soul’s Moor for the benefit of the village. Part of the site is protected as a Site of Nature Conservation Interest and will be managed by Bere Regis Wildlife Group. The remainder of the site is available for public use. Would you support any of the following uses provided they did not conflict with the area of Nature Conservation (Please tick all that apply)

- Allotments []
- Erection of village beacon for use on special occasions..... []
- Facilities for use by young people such as youth shelter, BMX track or play equipment..... []
- Sheltered accommodation for elderly people/affordable housing..... []
- Retained as open space []
- Other (please specify).....

Section D – Commercial

14. What types of new shops and businesses would you like to see in the village, or what facilities do you feel should be encouraged locally in order to reduce the need for travel to other towns?

.....
.....

15. Do you think the parish needs additional support from local and central government for new and existing shops and businesses in the area?

Yes []

No []

No opinion []

16. If so, what assistance do you think could be provided? You may wish to see better signs, faster broadband, better website for the village etc.

.....

17. Land opposite the Shell Garage has been zoned for commercial use in the Core Strategy.

In your opinion should this land;

Be kept in agricultural use []

Provide small offices and workshops with some retail activity..... []

Be offered for Travelodge type accommodation []

No opinion []

Other (please specify).....

18. Would you like to see more tourist facilities provided?

Yes []

No []

No opinion []

19. If yes, what facilities would you support? (Tick all that apply);

Information boards in the village []

More footpaths and bridleways []

More camping and caravan sites []

Picnic areas []

Way-marked walking and/or cycling routes []

Shops / workshops / studios selling to the public []

Information boards on interesting sites in the parish []

Other (please specify).....

Section E – Highways and Traffic

20. The recent traffic survey on Rye Hill indicated that more than 30% of traffic exceeded the speed limit outside the school. Would you support more traffic calming measures in that area?

- Yes []
- No []
- No opinion []

21. The scheme for a southeast bypass for the village has been put on hold indefinitely by Dorset County Council. Do you feel that land needed for the bypass should be protected in the Neighbourhood Plan, so that a bypass can be provided in the future if finance becomes available?

- Yes []
- No []
- No opinion []

Thank you for completing this questionnaire. All responses will be treated confidentially. Analysis will be carried out by an independent external assessor. Further information on the Neighbourhood Plan can be obtained from the Parish Clerk – Amanda Crocker 01929 472327

Please provide your name, postal address and e-mail so that we can avoid duplication. This will also allow us to keep you updated on developments and allow you more chances to comment.

Name;

Address;

E-mail;

Other comments or feedback;

.....

.....

You can complete one questionnaire per household if you wish, in which case please indicate in the box how many people this questionnaire represents. Alternatively all individuals including children are invited to complete their own.

[]

Please return your completed questionnaire by 12th October 2012 to collecting boxes in shops and pubs around the village, to any Parish Councillor or to Amanda Crocker at Rye Hill Farm, Rye Hill, Bere Regis.

APPENDIX C

Neighbourhood Plan Volunteers List - October 2012

- 1 Arthur John Scott
- 2 David Ventham
- 3 Mike Furlong
- 4 Jon Parker
- 5 Enid Leigh
- 6 Dian Pitts
- 7 Patrick Hamilton
- 8 Alison Bennett
- 9 Paul Bennett
- 10 Kate Critchell
- 11 Clive Stickland

APPENDIX D

Bere Regis Parish Council Neighbourhood Plan Questionnaire November 2014

1.	<p>The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan 28 of these new dwellings should be 'affordable'.ⁱ The Parish Council would like to see all affordable homes located on the two sites that are closer to the village centre so that residents can make use of local shopping and service facilities.</p> <p>Do you agree with this approach? Yes / No</p>
2.	<p>Of the 28 'affordable' homes the Parish Council would like to see a mix of social rentedⁱⁱ, shared ownership and low equityⁱⁱⁱ properties in order to assist some first time buyers onto the housing ladder.</p> <p>Do you agree that a mix of housing types would benefit the Parish? Yes / No</p>
3.	<p>If adequate local demand exists it might be possible for some of the building plots to be available for self-build projects.</p> <p>Please confirm if you would be interested in purchasing a plot and are capable of building your own house.Yes / No</p>
4.	<p>With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route connecting Roke Road to Snow Hill and North Street could be of benefit to the parish. The proposed route is shown on the attached plan, marked "SANG". If such a path were created, would you use it</p> <p>on a regular basis [] occasionally [] infrequently [] never []</p> <p>If you have any other comments regarding walking routes within the parish, please include them in the general comments section at the end of this questionnaire.</p>
5.	<p>The Parish Council would like to protect some existing open areas around the village from development as they create breaks between the buildings and add character. Please let us know;</p> <ul style="list-style-type: none"> • I agree that the open areas shown in pale green on the plan should be protected against development Yes / No • I would prefer to see some or all of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites Yes / No
6.	<p>The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?</p> <ul style="list-style-type: none"> • I am not aware of any noise problems [] • I am aware of traffic noise and would support measures to reduce it []
7.	<p>The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?</p>

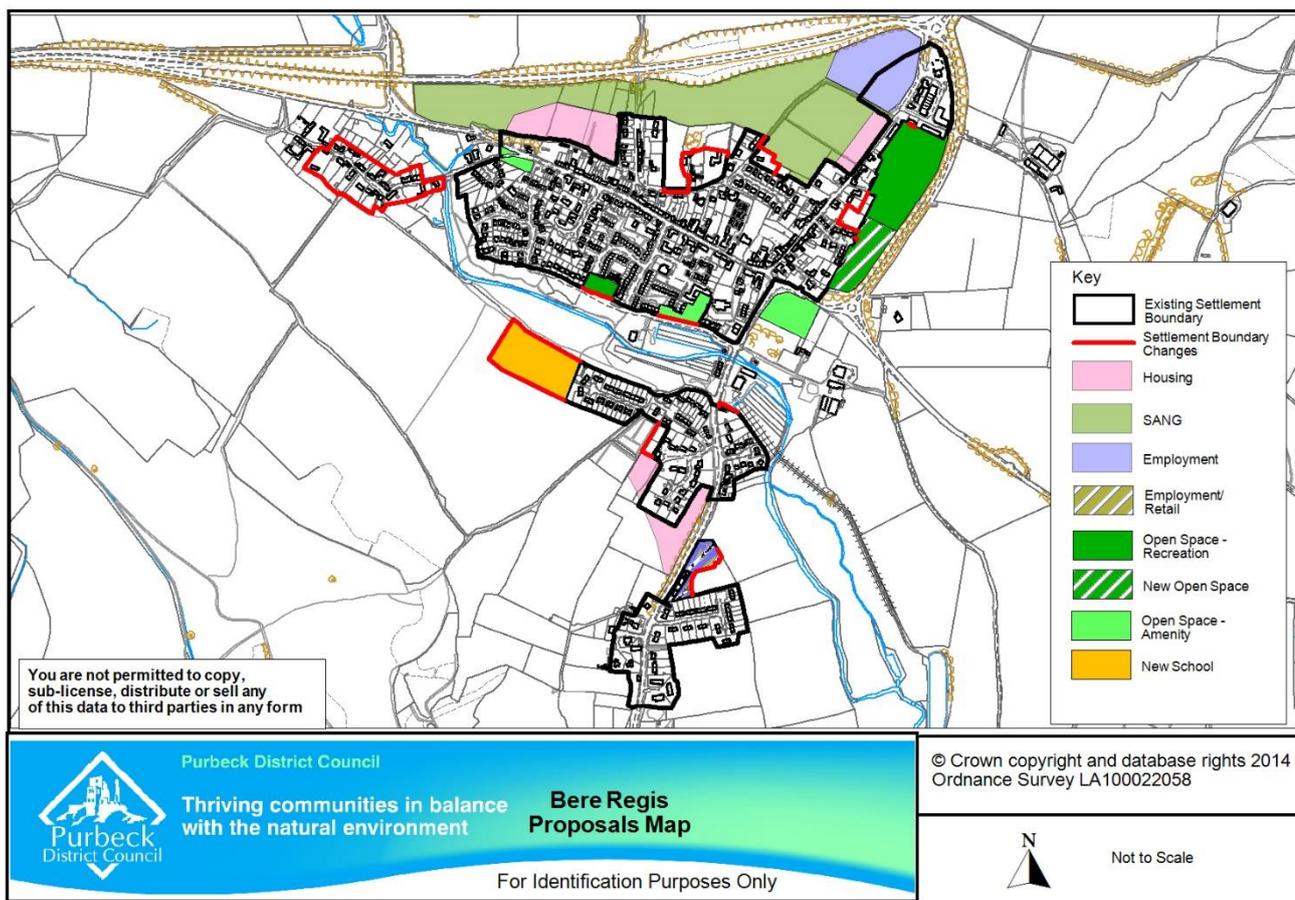
	<ul style="list-style-type: none"> • I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road Yes / No • I am not aware of traffic problems in that area but would support improvements to the access road Yes / No • I am not aware of a traffic problem at the Shell Garage Yes / No
8.	<p>As part of the Neighbourhood Plan process, the Parish Council has an opportunity to amend the settlement boundary^{iv}. The existing and proposed boundaries are shown on the attached plan. Please confirm;</p> <ul style="list-style-type: none"> • I agree with the proposed changes to the settlement boundaryYes / No • I disagree with the proposed changesYes / No <p>Please identify the area of dispute and your reasons</p> <p>.....</p>
9.	<p>The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?</p> <ul style="list-style-type: none"> • I would like to see the existing buildings demolished / retained (delete one) <p>Please rank the following in order of preference, 3 being the highest priority, 1 the lowest:</p> <ul style="list-style-type: none"> • I would like to see the site used for community facilities [] • I would like to see the site used for commercial activity [] • I would like to see the site used for residential development []
10.	<p>If you have any other queries or comments regarding any of the issues raised in this questionnaire, please make them here:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
11.	<p>Are you completing this questionnaire on behalf of a household or as an individual? If a household, how many individuals does this represent?</p> <p>Individual / Household Number of individuals.....</p>
	<p>In order to verify the authenticity of your reply, please include your name and address here. Please note, your responses will be held in confidence and you will not be contacted as a result of any reply you give, unless you wish us to do so. Only residents of the Parish of Bere Regis should complete this questionnaire.</p> <p>Name:</p> <p>Address:</p>

¹ Affordable Housing is defined in the Purbeck Local Plan as “social rented, affordable rented and intermediate housing, provided by eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.”

¹ Social Rented is defined in the Purbeck Local Plan as “Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

¹ Shared ownership and low equity homes are defined in the Purbeck Local Plan as intermediate housing which is for sale or rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above.

¹ A settlement boundary can be defined as an imaginary line drawn around a settlement, beyond which no housing development can take place. The proposed development sites have not been included within the boundary at this stage in case development does not take place. This will be amended once the Plan is adopted.



APPENDIX E

Question 8b

If you disagree with the proposed changes please identify the area of dispute, and your reasons

- 4 The map is unclear.
- 1 I cannot see them on the plan provided. Not at all clear.
- 2 I think these plans are reflecting more than enough development as it is.
- 1 Sorry but from the plan/map provided I could not work out the settlement boundary to which you refer. Therefore, I had to disagree.
- 1 The area of the Playpark and the green in front of Turberville Court next to the church are at risk of building if the boundary is changed to include them in the settlement. Did the areas of pink that are possible building areas need to be included in the settlement boundary now?
- 1 Why not leave the village alone. The Council will not be happy until same is covered in concrete
- 2 This question is not particularly clear, why not establish the settlement boundary once development sites have been decided upon. I don't see the point in establishing this new boundary at this stage as it's still open to changes.
- 4 Why not include the old school field in the new settlement boundary and why was this removed compared to the original plan?
- 2 Village Centre (North and West Streets)
- 3 Unsure about boundaries
- 3 Boundaries unclear
- 2 Q8. Back Lane as the sight purposed for 48 houses will be directly behind our house probably looking into our house, and our view will be lost, & also our peace and privacy
- 2 There is no key to establish changes on the plan
- 1 I do not understand about the settlement Boundary
- 2 Unable to comment as unable to see understand the boundaries
- 2 Cannot tell off the plan what are the existing or proposed boundaries
- 1 cannot comment as plan is not at all clear
- 2 The scale of the plan is too small and is not clear enough for any view to be formed
- 2 Can't see the settlement boundary lines
- 2 A key on the map would have helped
- 2 It is all out of our hands
- 1 Do not understand map so can't reply

- 1 It excludes the old school site which was identified as the preferred option (by the Parish Council and the residents) for building in the "Where Shall we Build in Bere Regis" survey done in Summer 2012. The outcome of which now seems to have been totally ignored and therefore was a waste of time and money.
- 2 The proposed sites in some areas are too close to the SSI, it should be maintained as green land and open space for existing residents not built right up to the permitted distance.
- 2 Disagree with and unclear as to why Shitterton is to be included within the designated settlement area as this would mean that under Purbeck Local Plan Policy LD there would be a presumption in favour of development. Further development might be in conflict with the character of the conservation area and access is constrained. No objection to the other minor boundary changes which appear to be in the nature of 'tidying up'.
- 2 Too much building for such a small village with limited public transport and employment opportunities
- 1 Elder Rd open space and elder rd playpark. I feel that including these two areas within the settlement area could result in less protection from development in years to come which surely cannot be the Parish Council's intention?
- 1 Elder Rd open space & Elder Rd play area, would these two areas be better protected outside the settlement boundary as they are now. To include these sites, to protect them, leads me to ask why the site behind properties on North St., which includes some rear gardens and a small paddock, are now to be excluded from within the settlement boundary. Does this change give the area more
- 1 No key attached to the map, so cannot comment.
- 2 Changes along elder road and Shitterton
- 2 Areas on elder road and Shitterton
- 5 It would appear that the changes to the settlement boundary would mean the Rogershill wind turbine and raceway would not be within our Parish boundary - I believe it should be!
- 1 I dont think it should be extended with the proposed settlements within the boundary it is not required.
- 2 Traffic going though West St
- 2 The plan needs to be more clear re the boundary to clarify the exact boundary line to be created
- 2 Couldn't answer as not sure where boundaries are on the map
- 2 Access to Rye Hill Close bad enough already
- 2 From the map it is extremely unclear where the proposed settlement boundary could be.
- 1 I cannot answer this question as your plan does not adequately show the existing and proposed boundaries

- 2 1. The drainage infrastructure for waste and surface water cannot cope now. 2. where the major development is proposed the traffic problems of West St will be increased
- 2 New boundary should not include proposed building to North of village (see letter attached)
- 1 I cannot see on plan to what you refer
- 2 I cannot identify the existing/proposed changes
- 3 Don't understand what it is
- 1 It is excluding land which the council could build on
- 2 The field at Barrow Lane should be available to build on
- 2 Not clear from the plan where these changes would be
- 4 The plan, scale and clarity is poor so difficult to objectively comment. The extension to the boundary in the area of the school offers little scope for building and could potentially bring pressure on extending the boundary further to incorporate the school field which takes away a green space on the southern side of the village.

APPENDIX F



Clerk: Mrs A Crocker, Rye Hill Farm, Rye Hill, Bere Regis, Wareham BH20 7LP
Tel: (01929) 472327 E-mail: bereregispcc@gmail.com

26 January 2015

Dear Parishioner

Neighbourhood Plan Survey Feedback

I'm afraid this is a rather a long letter, but it is important and I would be very grateful if you try to find the time to read it, despite its length. It does affect every one of us.

Survey and Response Statistics

We sent out 806 questionnaires by post to every single household in the Parish of Bere Regis. We also put the same questionnaire on-line on the Parish Council website.

We received 181 responses, representing the views of 325 individuals. That was a response rate of 22.5% of households, and 23.6% of the total electorate.

The Map

I can only apologise for the quality of the printed map. It lacked a key and did not show the detail at all well. Having said that, the on-line version was much, much better, as many of you remarked. In addition, 50 people attended the briefing session at the Drax Hall on Saturday 22nd November and were able to view large scale maps and ask for information and clarification. The poorly printed map made answering Question 8 about the Settlement Boundary difficult. We are, therefore, treating the answers we received to this particular question as unsound. We will hold another public meeting, or meetings, in Spring 2015 to let people have access to all the necessary information concerning the Settlement Boundary and to ask for your views again, when you have the full facts and a better map in front of you.

The Questions and Responses

All the questions, except Question 8, and a summary of your answers to the questions, except Question 8, are on the Annex attached to this letter. Below is a summary of the key responses:

Q1: The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan, 28 of these new dwellings should be "affordable". The Parish Council would like to see all affordable homes located on two sites that are closer to the village centre so that residents can make use of local shopping and service facilities. Do you agree with this approach?

72% of respondents in favour

Q2: Of the 28 “affordable” homes the Parish Council would like to see a mix of social rented, shared ownership and low equity properties in order to assist some first time buyers onto the housing ladder. Do you agree that a mix of housing types would benefit the Parish?

83% of respondents in favour

Q3: If adequate local demand exists, it might be possible for some of the building plots to be available for self-build projects. Please confirm if you would be interested in purchasing a plot and are capable of building your own house.

10% could be interested.

Q4: With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route, connecting Roke Road to Snow Hill and North Street, could be of benefit to the parish. The proposed route is shown on the attached plan, marked “SANG”. If such a path were created, would you use it?

On a regular basis	16%
Occasionally	37%
Infrequently	23%
Never	21%

Q5a: The Parish Council would like to protect some existing open areas around the village from development, as they create breaks between the buildings and add character. Do you agree that the open areas, shown in pale green on the plan, should be protected against development?

81% of respondents in favour

Q5b: Would you prefer to see some, or all, of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites?

74% of respondents against development of the open areas

Q6: The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?

Aware of noise	64%
Not aware	34%

Q7: The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?

81% in favour of improvements to the access road

Q9a: The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?

Retain the buildings	42%
Demolish the buildings	34%

Q9b: Please rank the following in order of preference for how you would like the old school site used:

Community use	37%
Residential use	34%

Commercial use 28%

(weighted scores)

Your Comments

The vast majority of comments that you made are published on-line on the Parish Council website at www.bereregisparishcouncil.co.uk. If you want to see these comments and need a printed copy, please contact our Clerk on 01929 472327. The only comments that have not been included are those containing a personal reference which could identify the writer.

Our Responses

1. What we can and can't control through the Neighbourhood Plan.

The Purbeck District Council (PDC) Local Plan, following central government guidelines, presently calls for 120 houses to be built in northern Purbeck, mostly in the village, between 2006 and 2027. 40 of these have already been built, some will emerge as "windfall" developments, but there is a requirement for at least 50 to be built in one or more settlement extensions. There may, in the end, be a requirement for more than 50, because the Local Plan is under review at the moment, and the government may insist that Purbeck build more. So, whether we like it or not, provided a developer comes forward with a suitable site, or sites, we will see 50 houses built somewhere on the edge of the village. This was the number agreed in the PDC consultation on the Local Plan in 2010.

Our Parish Neighbourhood Plan cannot reduce the numbers required, but it can say where they should be built; it can increase the numbers if we believe there is benefit to the community in doing so, and, once settled and agreed, can help prevent developers from trying to get permission to build more than the agreed number. It can also help prevent the development of sites which have not been agreed by us through the plan.

So, by writing a Plan and agreeing it with you, the residents, through a local referendum (planned for Autumn 2015), and subject to the District wide Partial Review*, we will have the power to set the total number of houses and where the development areas should be.

If we don't have an agreed plan, a landowner and developer will be free to bring forward proposals for whatever number they think they can get agreement for, on any sites at the edge of the village.

Some people wondered why our proposals have changed from our last major consultation exercise 2 years ago. The answer is that we were then, as now, consulting on draft plans. Following the consultation, we took into account the responses and the views of the 16 people on our working groups to develop a further draft. We have also since had considerable professional advice from the team at PDC as to what is or is not permissible in a Neighbourhood Plan. Hence, we are again consulting on a further draft, which may, in the light of your comments, change again before we publish the final plan for your agreement.

We are now proposing a total of 70 houses, i.e. 20 more than Purbeck's minimum. Why? The Parish Council believes that demand for such a number exists; that the proportion of affordable homes as part of the mix will help satisfy demand, particularly amongst the younger members of our community, to live where they were born and brought up; that the school, our shops and pubs, and our village organisations will benefit from the modest population growth that 70 houses will bring. We also believe that the Partial Review* of the Purbeck Local Plan will, almost certainly, force an increase on us, so we may as well pre-empt that increase. 70 dwellings would represent an 8% increase in housing numbers over 20 years.

We also believe that we have the potential sites that will absorb these numbers happily without too much impact on residents or our infrastructure.

2. Does the Council own the proposed sites? Who would actually develop them?

The Council does not own any of the sites. All the sites are owned by private land owners who will probably sell to developers to make these proposals happen. The developer has various obligations that he has to meet; for instance, to make a substantial financial contribution to the (national) Community Infrastructure Levy; to create and maintain the “SANG” which we mentioned in the questionnaire; and to build an agreed percentage of affordable homes, which are subsidised by the profit made from market housing.

3. Two years ago the “Bonfire Field” was a “preferred site”. Why wasn’t it included in the last consultation?

Development of this site was considered, along with a scheme for traffic calming on Rye Hill. DCC have now advised us that traffic lights or a roundabout would not be allowed as a means of slowing traffic on that road, so there is no benefit in developing the site. Furthermore, the Parish Council is concerned that housing on that site could be somewhat detached from the village centre.

4. The field at Barrow Hill was also not included as a possible development site. Why not?

This site was rejected by Purbeck District Council due to poor vehicular access. The Parish Council agrees with that decision.

5. You didn’t make clear where the access would be to the Back Lane site.

There will be no vehicle access to the Back Lane site through Butt Lane or off Back Lane. There are two possible routes in. One access route would be via the gap in the houses that exists on West Street between the Chanelles and the last terraced cottage. This route would require significant engineering, but it would lead directly into the site across Back Lane. We are recommending that the spoil from the engineering be used to create a noise reducing bund along the side of the by-pass. The other route could be opposite the Old Mill and would turn Eastward behind Back Lane into the housing development.

6. What about the additional traffic in the village?

Clearly, new housing, wherever it is put, will add traffic to the village. We will be asking that all new houses have adequate parking provision. The traffic problems we have on West Street are an issue, but we are working with the Highways Department at Dorset County Council to try and find some practical solutions.

7. Please can we do something about all the oversized, noisy traffic that forever blocks up our village – height restrictions and weight restrictions should apply AT ALL TIMES?

There are, at present, no weight or height restrictions on vehicles using West Street, because this is the main route to Milborne St Andrew from the East.

8. What about the dangers of rainwater run-off from the Back Lane and North Street sites? Will our sewerage system cope with the increased number of houses?

Developers will have to demonstrate that they can design and engineer solutions to these potential problems before planning permission is given. The Parish Council would not support any planning applications unless a solution is proposed.

9. What about the Old School site?

Because there has been some ambiguity about the ownership of the Old School site, and because the final decision to go ahead with the move of the school has only been taken fairly recently, we have rather ignored the Old School site, but your responses to this question will make us look closely at the potential of the site, both for housing and/or community facilities.

10. I was given to understand that the new school would incorporate community facilities, i.e. a new school hall that could be used.

At the time of the last questionnaire we very much hoped that a new school would be able to incorporate community facilities, but it has not proved possible to incorporate, for instance, a large hall. Although the Parish Council is working very closely with the School Governors on the new school project, for example, to provide the access drive over Souls Moor, the development of the new school is not part of the Neighbourhood Plan.

11. Could Self-build dwellings be sold on at full market price? Can Shared Equity houses be guaranteed to stay in use by locals in the future?

As yet, central government has not finalised the conditions of such schemes. If they were to follow the same terms and conditions as the CIL exemption for self-build, then the self-builder would need to live in it as their primary residence for three years before being able to sell on the open market. Households with a local connection will be given first refusal when an affordable home (social rented or shared equity) becomes available.

12. A pedestrian bridge over the A35 at the end of Butt Lane (Jubilee Trail) is badly needed.

We have looked into this but, in these times of financial austerity, funds are just not available for this sort of aspiration.

If you have any queries about any matters in this letter, please don't hesitate to contact me, or Amanda Crocker, our clerk, or indeed any of the Parish Councillors, for more information. You are all, as ever, very welcome to come to our Parish Council meetings (second Thursday in the month, 7pm, at the Drax Hall), when there is always an opportunity for parishioners to raise any matters they wish.

Yours faithfully

Ian Ventham

Chairman: Bere Regis Parish Council

*The Partial Review

Purbeck District Council is currently producing the Partial Review of the Purbeck Local Plan Part 1. The first stage is called the issues and options stage, and PDC hopes to consult on this in late January. Evidence indicates that the district needs more housing, but exactly how much and where it will go will not be decided until the plan is refined. As the plan progresses, the District Council will continue to consult Purbeck residents.

Central Government has recently made some changes to planning policy guidance, setting a new threshold for developers providing affordable housing. The Neighbourhood Plan Group will be considering the implications of this in the New Year.

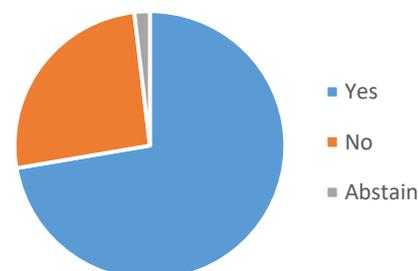
Annex

Bere Regis Neighbourhood Plan Questionnaire 2014 Summary of Results

Question 1

The draft Neighbourhood Plan proposes that 70 new dwellings be built on four development sites around the village. According to the Purbeck Local Plan, 28 of these new dwellings should be “affordable.” The Parish Council would like to see all affordable homes located on the two sites that are closer to the village centre so that residents can make use of local shopping and service facilities. Do you agree with this approach?

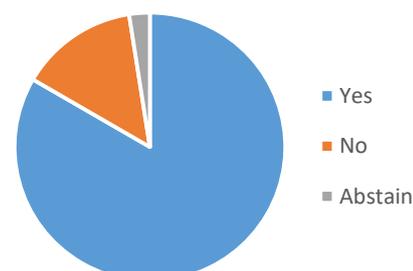
	Households	Individuals	Percentage
Yes	138	235	72%
No	41	84	26%
Abstain	2	6	2%
	181	325	100%



Question 2

Of the 28 “affordable” homes, the Parish Council would like to see a mix of social rented, shared ownership and low equity properties in order to assist some first time buyers onto the housing ladder. Do you agree that a mix of housing types would benefit the Parish?

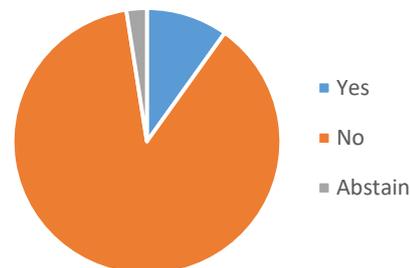
	Households	Individuals	Percentage
Yes	155	271	83%
No	23	46	14%
Abstain	3	8	2%
	181	325	100%



Question 3

If adequate local demand exists it might be possible for some of the building plots to be available for self-build properties. Please confirm if you would be interested in purchasing a plot and are capable of building your own house.

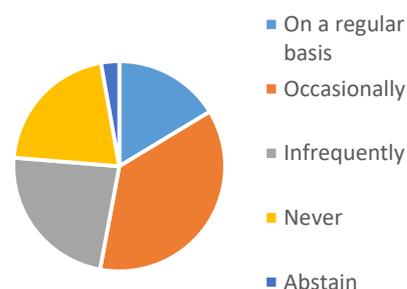
	Households	Individuals	Percentage
Yes	13	32	10%
No	164	285	88%
Abstain	4	8	2%
	181	325	100%



Question 4

With the new housing development proposed on the northern side of the village, the Parish Council believes that a new walking route connecting Roke Road to Snow Hill and North Street could be of benefit to the parish. The proposed route is shown on the attached plan, marked "SANG". If such a path were created, would you use it?

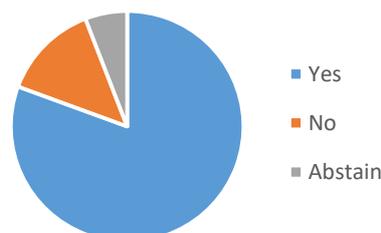
	Households	Individuals	Percentage
On a regular basis	27	53	16%
Occasionally	68	119	37%
Infrequently	43	76	23%
Never	38	68	21%
Abstain	5	9	3%
	181	325	100%



Question 5a

The Parish Council would like to protect some existing open areas around the village from development as they create breaks between the buildings and add character. Do you agree that the open areas shown in pale green on the plan should be protected against development?

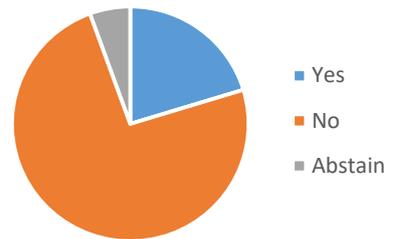
	Households	Individuals	Percentage
Yes	150	262	81%
No	22	44	14%
Abstain	9	19	6%
	181	325	100%



Question 5b

Would you prefer to see some or all of the open areas developed with housing to reduce the number of new dwellings in the proposed four development sites?

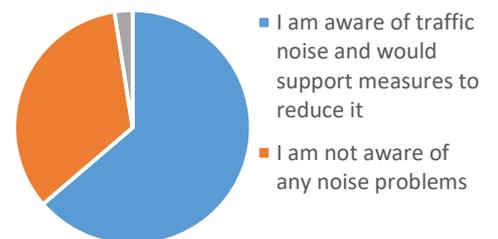
	Households	Individuals	Percentage
Yes	34	66	20%
No	137	241	74%
Abstain	10	18	6%
	181	325	100%



Question 6

The Parish Council understands that traffic noise from the bypass affects some dwellings in the village. How do you feel about the noise?

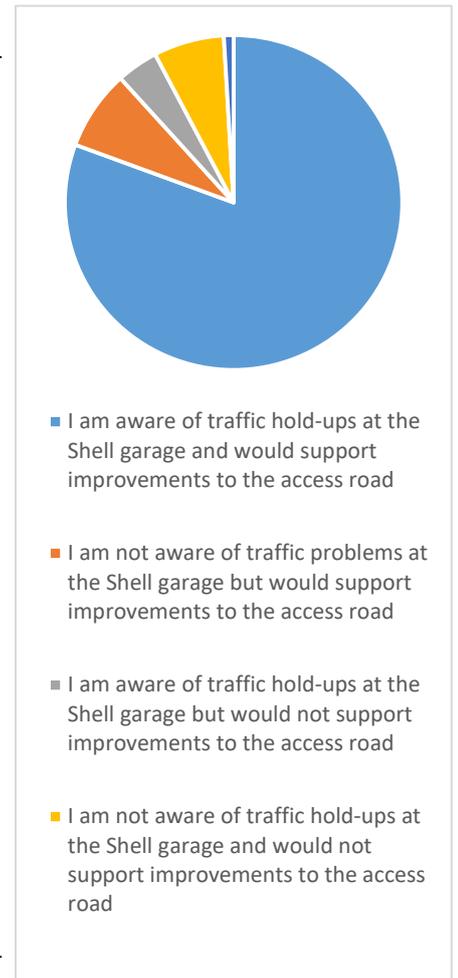
	Households	Individuals	Percentage
I am aware of traffic noise and would support measures to reduce it	111	207	64%
I am not aware of any noise problems	66	110	34%
Abstain	4	8	2%
	181	325	100%



Question 7

The Parish Council is aware of traffic problems at the access to the Shell garage, which can result in traffic backing up to the roundabout. How do you feel about traffic in that area?

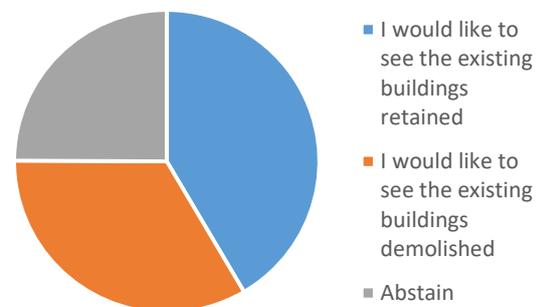
	Households	Individuals	Percentage
I am aware of traffic hold-ups at the Shell garage and would support improvements to the access road	141	262	81%
I am not aware of traffic problems at the Shell garage but would support improvements to the access road	19	25	8%
I am aware of traffic hold-ups at the Shell garage but would not support improvements to the access road	6	13	4%
I am not aware of traffic hold-ups at the Shell garage and would not support improvements to the access road	13	22	7%
Abstain	2	3	1%
	181	325	100%



Question 9a

The old school site will become available for re-use when the new school is completed. How would you like to see the old school site used in the future?

	Households	Individuals	Percentage
I would like to see the existing buildings retained	73	135	42%
I would like to see the existing buildings demolished	57	109	34%
Abstain	51	81	25%
	181	325	100%

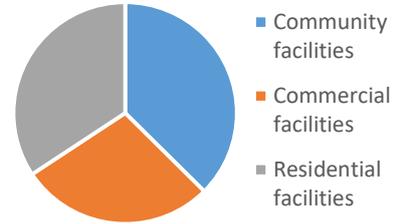


Question 9b

Please rank the following in order of preference for how you would like the old school site used.

(Weighted scores)

	Total	Top	Second	Third	%
Community facilities	664	423	180	61	37%
Commercial facilities	500	183	202	115	28%
Residential facilities	608	345	168	95	34%
	1772	951	550	271	





Bere Regis Parish Council

Neighbourhood Plan Consultation

Saturday 23rd June 2018

School Hall 11am until 2pm

This is the FINAL draft of the Plan for you to comment on as part of the Statutory Consultation before we go to referendum in 2019.

Your views are important so, please come and have your say.

Copies of the Plan will be available to take away.

This Plan has been prepared by the community of Bere Regis over the past 6 years and this is your opportunity to see the vision and objectives for how the Parish of Bere Regis will develop from now until 2036.

Parish Councillors will be available to answer any questions you may have and comment sheets will be available on the day. You will also be able to make any comments you have on line via the Parish Council web site at www.bereregisparishcouncil.co.uk

APPENDIX H

BERE REGIS NEIGHBOURHOOD PLAN



BERE REGIS
Parish Council

Clerk: Mrs A Crocker, Rye Hill Farm, Rye Hill, Bere Regis, Wareham BH20 7LP
Tel: (01929) 472327 E-mail: bereregispc@gmail.com

CONSULTATION RESPONSE

1. Are you broadly happy with the Neighbourhood Plan as presented?
2. Do you have any comments regarding the number of houses proposed?
3. Do you have any comments regarding the development sites?
4. Do you have any comments regarding the Affordable Housing Tenure?
5. Do you have any comments regarding the proposed amendments to the settlement boundary?
6. Do you have any comments regarding the noise attenuation proposals?
7. Do you have any comments regarding the SANG?
8. Do you have any comments regarding the proposed commercial area?
9. Do you have any comments regarding the Community Facilities and Services?
10. Do you have any further comments regarding the Neighbourhood Plan?

Please fill in your details below:

Name:

Address:

Please note: Your comments will only be considered if your name and address are included. This is to enable us and the Independent Examiner to validate all responses.

Your details will only be kept until the Plan has been adopted, after which they will be destroyed. At no time will your personal details be passed to any third party without your express permission.

SE2 Consultation Statement - Appendix I

Rep No	Method of submission	Agree/ disagree	Summary of Response	Action
1	Postal	A	Agrees with plan but notes there does not appear to be any housing provision for those wishing to downsize and remain in the village	FAQ
2	Email	D	Unbalanced in number of proposed houses. Water & sewage systems will not be able to cope. Increased traffic burden on West St. Shitterton should be considered for some development. Current village services, eg doctors, will not be able to cope. Access to Back Lane site should be from the far western end. Tower Hill properties will overlook the bedrooms of existing houses. Affordable is a misnomer	FAQ - consulted with statutory bodies and no problems have been raised. FAQ - re access. FAQ - re affordable housing
3	Postal	A	Broadly happy. White Lovington - would like access to new houses to be from Rye Hill	FAQ - NP allocates the sites but it is down to the developer as to how they are designed
4	Postal	D	Too many houses. Tower Hill - small green area spoilt for the sake of a few houses. Doubt if the bunds will work and that the SANG will be used. Current facilities will not cope.	FAQs will answer this
5	Postal	A	Would like to see provision for villagers wishing to downsize	FAQ
6	Postal	A	Would like to see housing allocation for key workers	FAQ - will be considered
7	Postal	A	Fails to draw sufficient attention to traffic problems on West St which will get worse following the developments. Sewage doesn't feature in the Plan - need to stress this aspect of infrastructure.	FAQ
8	Postal	A	Supports the Plan	
9	Postal	A	Would like to see some small bungalows included. Would like to see provision for downsizing.	FAQ
10	Postal	A	Supports the Plan	
11	Postal	A	Will the surgery be able to cope?	FAQ
12	Postal	A	Tower Hill concerns regarding traffic. Make sure there is ample parking for new village hall	FAQ
13	Email	A	Ensure mature trees are protected. Maximum affordable housing required. Old school building should be kept as part of history of the village & converted to affordable housing/flats with larger houses lower down with the views	Personal letter - DCC own school & it is down to them as to what they do with it.
14	Postal	A	Supports the Plan	
15	Postal	A	Supports the Plan but does not want the commercial site to be too big	

16	Postal	A	Supports the Plan but concerns over TH and impact on vehicle & pedestrian access - narrow roads. Not enough consideration given to ecology & archeology of the site, also emergency services & deliveries. The new TH boundary will have an adverse effect on the historical area of the field	Personal letter - considerable consideration has been given to ecology & archeology.
17	Postal	A	Support the Plan	
18	Postal			FAQ
19	Postal	A	Supports the Plan	
20	Postal	A	Supports the Plan but concerns whether the existing amenities can cope & parking.	FAQ
21	Postal	A	Broadly happy. North St - the gate should remain. Error in Plan regarding Griffins Garden boundary. Restrictions need to be placed on construction traffic in North St. Would like to see 20mph in place & traffic calming in North St. Concern over proposed Open Space at bottom of North St - needs to be gates and locked every evening to prevent youths congregating. Properties should be protected by a green boundary against any ball games in the area. The list provided by the original Sports Club application should be included.	FAQ
22	Postal	D	Parking. Too many houses proposed. Facilities & drainage would not cope. Does not want to create 'public housing estate' with unsavoury residents. North St to remain closed at the northern end. Build on the old school site. Additional shops should be included in the overall Plan. Through traffic along West St needs to be reduced. Any new housing should include adequate parking to stop overspill into West St & North St. Parking outside the Royal Oak should be moved to the opposite side of the road to aid visibility. Bus routes need to stay.	FAQ
23	Postal	A	Concern over additional traffic in North St	FAQ
24	Postal	D	Too many houses - all of them should be affordable. Additional support from local & central gvt to encourage more shops into the village. Faster broadband, business start up grants. Disagrees with commercial site - should be kept as agricultural. No more tourist facilities needed in the parish. No need for a new village hall - improved sound system in existing hall would suffice.	FAQ
25	Postal	A	Concern over move from 50 to 105 houses - will more appear before the Plan is complete. No control over 2nd homes & holiday lets included. TH is of concern. Concern over access to commercial site - should not be down North St. Design of dwellings is important so as to preserve the soul of the village. Residents & families should have first option on new housing.	Personal - if you support 105 there will be no change and access will be from shell roundabout
26	Postal	A	Speed camera needed on Rye Hill	FAQ

27	Postal	A	Parking - new housing should assume garages will not be used for cars & all homes will have at least 2 vehicles & any social housing is likely to include vans & commercial vehicles.	FAQ
28	Postal	D	Against the development at TH. Lanes are single track. Parking in the TH area is already bad, & roads cannot cope with more traffic. Surgery will not cope with more houses.	FAQ
29	Postal	A	Affordable should mean affordable. Lack of buses to Poole & Wool.	FAQ
30	Postal	A	Ensure houses have adequate parking & outdoor tidy areas for recycling bins.	FAQ
31	Postal	A	New developments should take account of local area & be in sympathy with existing dwellings.	FAQ
32	Postal	A/D	Too many houses overall. BL, TH, NS - concerns over access, drainage, environment damage & effect on residents living near the sites. Pushes boundaries of the village further out. Excavated material needs to be removed via the A31/35 and not through the village. Removal of hedge in NS would change the landscape & destroy wildlife. New hardstanding would create significant drainage problems in an area where flash flooding can occur. Increased number of cars would add to congestion. Concern over fabric of existing cobb buildings if construction traffic is allowed access via NS.	Personal - the parish council has recommended construction access is taken from the roundabout.
33	Postal	A	Bunds do not stop noise but send it up & the sound will hit elsewhere in the village. Has consideration been given to those properties close to the proposed commercial area? No provision for public toilets within the village.	FAQ on noise
34	Email	A	Proposed settlement boundary for Shitterton is inconsistent with the rest of Bere Regis & has no internal logic. The map is inaccurate & would suggest using the existing conservation boundary around Shitterton.	Personal - map has been redrawn and is available on the web site.
35	Email	A	Proposed settlement boundary for Shitterton is inconsistent.	Personal - map has been redrawn and is available on the web site.
36	Postal	A	Affordable is a misnomer. Why do we need a SANG - we are surrounded by countryside.	FAQ
37	Postal	A	BL - parking & access will be an issue. TH not suitable for development. Area of land between old school & Rye Hill Close would be better for development than BL. Access to BL from A35 would be preferable. Parking problems already exist in Elder Rd & West St.	FAQ
38	Postal	A	Concern over parking in & around the West St area.	FAQ
39	Postal	A	Would like developers to contribute towards the cost of the new hall.	FAQ - CIL
40	Web	A	Concern re impact of BL site on rural nature of the area	FAQ
41	Web	A	BL - limited pedestrian access to new development. 2nd roundabout where traffic from Bere Regis joins A35 would slow traffic	FAQ

42	Web	D	Too many houses. BL site too big. Medical facilities will not cope. Number of houses proposed will make the village too big. Would prefer to stay at the original 50.	FAQ
43	Web	A	Concern re increased traffic in NS. Sports field has QEII status, giving it protection from development. How would land to the south of the sports field be achieved - how would maintenance of that land be paid for?	Personal - hoping it will be designated LGS or Common Land which means it will be available for public access and informal recreation. Maintained by the parish council
44	Web	A	Ongoing pressure of increasing population across Dorset. School has not been built to accommodate a significant increase in children. 105 houses is too many and will put a huge pressure on all services. What is meant by informal recreation at the former school & White Lovington sites? Significant changes to roundabout & its access from NS end is needed to facilitate exit of proposed commercial site. The proposals will make it another accident blackspot. Safety at BL site if construction traffic flows directly on to A35. School bus information on page 5 is inaccurate. There are currently buses to Lychett Minster & Purbeck School. The bus to Thomas Hardy is the 187, a public service rather than a specific school service.	FAQ
45	Web	D	Will village infrastructure be able to support this increase in housing eg school, GP. More consideration should be given to residents who abut the proposed housing sites. The PC have at no point shown any concern for them or discussed working with them to minimise impact/mitigate loss of value of home. I do not want development around my garden. Could include provision for key worker homes. Affordable homes should be given with priority to people who have a local connection.	FAQ
46	Web	A	Could the SANG include adjacent areas of land that may be too small for agricultural use. Doubt that the plan will be faithfully implemented.	FAQ

47	Web	A	Plan seems lacking in addressing the impact of its proposals on the existing residents of Bere Regis & gives only cursory attention to the infrastructure. Concerns over the number of houses proposed for BL on the grounds that it will lead to a relatively high density estate being constructed adjacent to the conservation area & adjacent vehicular access. Creating a new junction in West St for the BL site would be unacceptable to residents. Has thought been given to a safe route to school for children from the BL site. Proposed settlement boundary seems arbitrary especially in Shitterton. The commentary in SE10 - item 7 - is inaccurate. The SANG should be managed & maintained effectively & not allowed to become overgrown & a potential fire hazard in dry weather. The Plan needs to be flexible in recognizing the changes that are likely to take place in the NHS, but the overall aim should be to keep the surgery in its central location. Flood risk - the plan does not adequately deal with the specific flood risk within Shitterton. The BL development will seriously exacerbate this risk. The Plan should state that the BL proposal can only go ahead if effective drainage is put in place not only in BL but also in West St & Shitterton	Personal - settlement boundary for Shitterton has been altered
48	Web	A/D	105 exceeds the target set for the village & BRPC have been far too eager to increase from the original 50 to the current 75 target & beyond. The TH development will encourage further development. The settlement boundary amendments will enable a large increase in infill & back-land developments. Has professional advice been sought regarding the noise bunds? Will they work? Commercial site - biggest issue is the increase in traffic on a dangerous exist on to a very busy & complex traffic junction. What is the view of HA? Proposed design for the new community hall is appalling & insipid.	Personal - TH if adopted will control development & protect ecology & Archaeology.
49	Web	A	Must be adequate services to support the additional housing. Children of the community should have more facilities.	FAQ - BRPC would like to see more play equipment around the village, including trim trails
50	Web	A	Desparately need new community hall facilities. Would it be possible to add clauses for future construction within the parish to contribute to a new community hall financially to help pay for construction.	FAQ
51	Web	A	Putting the upper limit of 105 houses in the plan is a positive step, reducing the possibility of larger numbers being proposed as part of a wider district plan. Some concerns about extra traffic on West St.	FAQ
52	Web	A	Concern over access near the Chaneles and the impact on adjoining green areas from all sites. Flood prevention?	FAQ - regarding access

53	Web	A/D	Happy in principle but comments re TH. Page 18 - the site cannot be accessed from TH due to adverse gradients & site levels. The access can only be achieved from Barrow Hill as agreed with DC Highways. The northern boundary of the TH site requires a degree of flexibility to ensure the viability of the access & a deliverable development in terms of layout, scale & design.	Personal
54	Web	A	Method of deriving numbers of houses is obscure. Without full knowledge of the detail, 100+ without consideration for additional roads & other support seems excessive. Each site will have issues such as access & congestion that need to be carefully managed. Protection of rural environment should be a high priority. There should be an accompanying transport plan that addresses traffic & provision of public transport as well as a clear assessment of the adequacy of other local services needed to support the larger village.	FAQ
55	Web	D	Page 11 - Policy BR1 supporting text advises that the proposed changes are based on findings detailed in SE10. All SE10 does is list the various proposed changes and the reason for the change. There is no detailed analysis or explanation of the purpose of such a boundary. Proposed amendment to the settlement boundary attached to include land at and to the rear of 1 Shitterton. The land in question is clearly 'previously developed' & comprises mixed residential & commercial premises all of which should be recognised by its inclusion within the settlement boundary.	Personal
56	Web	A	Lack of suitable bungalows for the elderly wishing to downsize. Priority to villagers for the affordable housing.	FAQ
57	Web	A	As long as suitable parking & facilities are catered for.	FAQ
58	Web	A/D	Generally good but leaves important questions unanswered as they appear to be the responsibility of another authority e.g. roads, traffic flow. Why are we proposing more houses than PDC are asking for? WL - should not be considered as one site; it is clearly 2. To consider it as one side would infringe on the 400m heathland buffer zone unless it was used for open space or play area. To build an adjoining road breaches this buffer zone & impacts on the environment. Should be 2 sites, the second with access from Rye Hill. Both such accesses will cause major problems for road users. Consideration should be given to the privacy of current residents. BL - access from a very narrow road will cause major problems for road users. The former school site is the obvious place for development. All developments will impact on drainage & sewerage facilities. Is the total number of extra houses necessary? Commercial area - will this increase traffic at the Shell roundabout which is already very busy. Concern that what is being proposed will have a major detrimental effect on the village.	Personal - house numbers, other issues see FAQs

59	Web	A	More buses for the younger generation and for those who do not drive are needed, although I know this is down to DCC.	FAQ
60	Web	A	Concern regarding the proposed new access to BL site and the effect it will have an already busy & congested West St.	FAQ
61	Web	A	Desparately need a new community hall.	FAQ
62	Web	A/D	Disagree with TH site - poor/dangerous access & close proximity to other houses, also parking. The NP does not mention this problem but perhaps should suggest solutions. Perhaps the number of houses could be reduced on each of the sites to allow for more parking. BL - if construction traffic can come in from the A35, has the option of making this the permanent access been fully investigated? Access to the village would still be easy using a footpath and providing a cycle path.	FAQ
63	Web	A/D	Concerns re TH site	FAQ
64	Web	A	Too few properties planned for WL & too many for BL. The number of houses being built on each site should be closer to parity and built with respect for the conservation area, as implied in the plan but not made specific. Concern regarding planned access route to BL. Road likely to become more dangerous & excessively busy with turning traffic. The access would be better placed towards the western end. The overgrown area of the Channels is a good habitat for birds/wildlife which should not be overlooked. Starter home upper limit at £80k is too high. It should be more like £65-70k in order to offer homes to young local residents. Would like to see a visualisation of the proposed bund. Will the bund reduce noise levels for existing properties or for only the new ones. If there is insufficient material for the bund from the developments, it should be made clear that developers will have to provide the shortfall. What would the SANG incorporate? Would there be public access?	FAQ - upper limit of £80k set by Government and cannot be changed by us
65	Web	A	Affordable should be as high a percentage as possible.	FAQ
66	Web	A	I hope the developers will be made to comply with development plans and not get away with unauthorised changes as in previous new builds in the village.	FAQ
67	Web	A	Concerns about affordable houses being used by the Council for residents from 'problem' areas. Commercial - would be interested to know of potential benefits of more local employment	FAQ

68	Web	A	Number of houses proposed is not unreasonable but the existing level of on street parking both on West St & North St will exacerbate congestion. Some form of parking restriction should also be considered for the section of road outside the Royal Oak. Would suggest a larger portion of homes for discounted market sales be considered. Consideration should also be given for offering greater discounts to such homes. Commercial - consideration needs to be given to restricting occupiers from generating noise or fumes.	FAQ
69	Web	A	Commercial - if this area is to be developed, improvement must be made to exit & entry from the roundabout as access from NS is completely unsuitable for commercial traffic. Improve public transport.	FAQ
70	Web	A	Too many cars at the moment. I do not believe the access from West St to Butt Lane will work. Much of the additional traffic will go east through the village & add to the existing problems. Developer should be required to create a roundabout onto the bypass. Grave concerns re construction traffic. No such thing as affordable housing in Dorset.	FAQ
71	Web	A	Possibly too few houses & more will be needed soon. Also need additional youth facilities	FAQ
72	Web		Key facts precise needed. Quantity of material puts people off reading through it all. Affordable housing should be allocated to people with a proven connection to the parish & to those who are on low pay.	FAQ
73	Web	A	No comments	
74	Web	A	No comments	
75	Web	A/D	Leaves issues of concern. Data to support increase from 50 to 105 is not made available. BL proposal will cause many infrastructure problems. A NS plan can be better met by moving the fire station & the Drax Hall. Opposed to any more houses in NS. Bunds may marginally ameliorate, they do not prevent & will be difficult to place at the top of rising ground. The fire station should be moved to the proposed commercial site. The Drax Hall is an obvious target for redevelopment. The numbers of new housing proposed imply a significant growth in population requiring much infrastructure support. More surface run off will be produced & more drain water. This will require delay or overflow storage not detailed in the plan. Access to BL from West St is not a solution. It should be towards the west. The NS idea digs into rising ground & will add to traffic issues well known there. The street already contributed to housing needs through the two Griffin Yard developments. Move the Drax Hall & fire station and backfill there.	FAQ

76	Web	A	I believe the sites are good options. Agree with the the noise attenuation proposals.	
77	Web	A	Number of houses appropriate for the size of the village.	
78	Web	A	The more affordable housing we can get within the village, the better. SANG on the large side but will make for a nice walking area. Commercial - would be great to encourage more businesses to base themselves from the village, boost employment & commerce within the village & reinforce any claims for increased infrastructure.	
79	Web	A	Positive comments. Would like to see key worker accommodation included.	
80	Web	A	Number of houses correct in relation to the size of the village. Pleased with proposed SANG - will help to provide public access around the whole village. It would be valuable for this to be developed as a conservation area.	
81	Web	D	Far to many houses. It will further erode the character of the village. Opposed to any further development in the village. Opposed to all green space being developed. Do not accept the Affordable Housing Tenure. Opposed to any change in the settlement boundary. Road noise should be reduced by suitable surfacing material. More houses mean more people, more traffic, the requirement for more infrastructure & the further erosion of the character, the rural nature & the overall peace & tranquility of Bere Regis.	FAQ
82	Web	A	Number of houses is acceptable. TH - more housing at this point will cause more problems than it is worth. Single road where parking is already an issue & where residents are already parking in other roads nearby. Instead of houses, put a car park & develop the area above it which has some historical interest into a small park area with seating where folk can start to use it like it was in the past. The new village hall should be larger rather than smaller being that the village is growing & maybe include at the rear built in BBQ pits & outside seating/tables, etc. which can be used on a regular basis for community events for a more family feel for community gatherings.	FAQ
83	Web	A	Agrees with the number of houses proposed to fulfil the requirements. Yes, there will be more traffic but being realistic not everybody moves around at the same time. TH - needs to be closely monitored to ensure there is no plan creep into the SANG. Affordable Housing - about right for the need. Commercial - needs to be at a similar height to the existing so as not to be too obtrusive. New village hall is a definite requirement as Drax Hall is quite unsuitable & needs replacment.	FAQ

84	Web	A	<p>Additional housing is much needed to ensure the village retains its vitality & provides opportunities for the delivery of more affordable housing. Policy BR9 encourages new community facilities within the settlement boundary. However, there is no specific reference in the policy to a new community hall or allocation of a site. It should not only be left to supporting text reference as at page 22. Map 3 - concern over the proposed location of the community hall being marked by an asterisk. The allocation as drawn unduly constrains the consideration of alternative potential sites for the community hall within the wider open area of Southbrook. Coupled with this is the allocation of the whole area between the cress beds and the new school access road under Policy BR10/Map 5 as an area of Public Open Space & the statement within Policy BR10 that areas so allocated will be retained. This sets up an inherent conflict that could be exploited at any future planning stage by those opposing the proposal. The whole area should be allocated as an area of 'Open Space & Community Hall' allowing the flexibility for the hall to be located anywhere in the locality, whilst protecting the wider area of open space within which the community hall would sit. BR10 refers to 'three other areas that require protection will be designated as Local Green Space' on Map 5. Map 5 includes 'Local Green Space' in the legend, but the areas do not appear on the map. Rights of way lines on Map 5 are incorrect.</p>	FAQ
85	Web	A	<p>Concerns re access to the new sites. The properties existing in Butt Lane already suffer from traffic noise. The new houses will be even nearer to the bypass & I am not confident that (the bund) will change much or be even worse for them. Who will manage the SANG? Does the new school have the extra capacity? Will the doctors cope and will the buses still run?</p>	FAQ - update SANG information
86	Web	A	<p>A good balance between what is needed nationally & what might harm the character of the village. Could the amount of starter homes & discounted sales homes be increased, perhaps to 30% in total? Noise attenuation - could the road surface not be altered. SANG - would footpaths be mown into it, or will the whole area be mown? Commercial - the village has lost too many services. Those remaining must be supported & retained.</p>	FAQ - mown paths and wildlife areas

87	Web	A/D	<p>Unhappy with the proposed access on West St for the BL site. An access at the bottom of West St would cause far fewer problems for traffic flow, parking, etc. I understand this land is likely to be developed anyway within the next 20 years, so it seems short-sighted not to future-proof the access road now. Additionally, it would be bisecting an ancient bridelway along Back Lane that could end up being used as a 'rat-run' along existing vehicular access towards Butt Lane. If the proposed point of access in West St is approved, then the number of houses proposed should be reduced to mitigate the traffic congestin into/off West St. I am also concerned about any extra water run-off from that site coming down into the existing West St properties.</p>	<p>FAQ - yes it cuts across the Back Lane but bollards will be installed to prevent through traffic</p>
88	Web	A	<p>We have been kept up to date throughout the process of national, regional & local housing needs & as such agree that Bere Regis is putting forward a manageable volumn & mixture of housing. A balanced mix of sites around the village. My only preference would be for Shared Ownership rather than out & out social housing. Noise attenuation proposal should be of high consideration as the increase in traffic flow along the A35 has increased over the years.</p>	<p>FAQ</p>

SE2 Consultation Statement - Appendix J

Consultation responses - June-August 2018

Statutory Bodies

Name of Statutory Body	Support/object	Comment	Action	Response to be undertaken by:
Wessex Water	Broadly in agreement	Pg 14 states that sewerage pipes are in a poor condition. Pg22 states that the preferred site for the community hall is within the 'sewer flood zone'. Bere Regis is within an area at risk of sewer flooding caused by groundwater infiltration. We would request that the highlighted sections are amended as they are potentially misleading about the causes of flooding. Wessex Water have produced a video explaining how high groundwater conditions can cause sewer flooding .. so these sections can be redrafted.	Amend the wording of the paragraphs highlighted and include reference to the Lead Flood Authority in BR4.	
Environment Agency	Support	We recommend that the document ensures protection and enhancement of the green infrastructure in the area, and it should look to enhance the riverine environment to ensure that it maximises its benefit to the environment and people.	Include a sentence within the Open Spaces section of the plan.	Amend plan accordingly
Natural England	Broadly in agreement	We would recommend that mention is made in the NP to the Dorset Biodiversity Protocol and the requirement for all development sites over 0.1ha, or where there is biodiversity interest, to produce and submit a Biodiversity Mitigation and Enhancement Plan (BMEP) for approval by the DCC Natural Environment Team (DCC NAET). The BMEP certificate obtained from the DCC NET should be submitted to support a planning application. The Dorset Heathlands Planning Framework (2015-2020) has been adopted and as such supersedes PLP1 Policy DH. It should be noted that the SPD does not restrict equestrian-related development within 400m of protected heathlands, therefore reference to this should be removed from the BRNP.	Amend the wording on page 12, para 1 to read Dorset Biodiversity Protocol. Para 5 needs to be amended to read 'The Dorset Heathlands Planning Framework.....supersedes the PLP1 Policy DH.' The first bullet point makes reference to a restriction on equestrian related development and this needs to be removed.	Thank you for your comments. We will no longer refer directly to PLP1 but to the Purbeck Local Plan.
HSE	Support	No licensed explosive sites in the area of the Plan	No action required to Plan	
Highways England	Broadly in agreement	Policy BR5 proposes the use of surplus excavated material to create noise bunds along the south side of the A35. Whilst no objection is raised, HE needs to be consulted to ensure these proposals do not impact on the adjacent A35.	Acknowledge and confirm HE will be kept in the loop. In addition, do not link the bund to the policy but include in the preamble.	

		Policy BR7 refers to the consideration of a construction vehicle access for the development on Back Lane directly from the A35. Such a request would be considered but such an access would have to conform to highways design and safety standards. The promoter would be required to secure all necessary consents and fund all related design, construction and remediation costs.	Perhaps include a sentence on page 16 - first bullet point	This will be dealt with at application stage.
		Policy BR8 regarding the allocation of an employment site. The Plan would expect development proposals to include improvements to the link from the roundabout to the development site. HE would need to be consulted on any proposals coming forward in this location.	Confirm - this would be part of the planning requirement	
		Any large scale development proposals coming forward which have the potential to impact on the operation of the SRN junction will need to be supported by a suitable transport assessment and mitigation measures in line with the requirements of DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development	Include reference to these on page 19 and possibly under the Business and Employment section.	Any large scale development over 1 hectare must need to be supported..... Sustainable Development.
Historic England	Broadly in agreement	Document SE10 lists the settlement boundary changes but provides only very summary details of the changes proposed and the basis for them.	HE have suggested that guidance is taken from the PDC conservation officer	PDC to move this forward
		Document SE 13 summarises the housing site selection process followed by the Housing Working Party. In its activities this considered criteria which included statutory heritage consideration though it is not clear how this was done as the methodology employed is not stated.	In section 4, including historical assets - amend section to stress more about the heritage aspects.	Add a conclusion to SE13
		The evidence base lacks an appropriate level of information in certain heritage respects for the Plan to be able to demonstrate conformity with overarching national and local policy for the protection of the historic environment.		
Dorset County - Property and NET	Broadly in agreement	Policy BR7 - former school site. May 3 only identifies the playing field for development (the pink shading). This should be amended to include the buildings and the access. As drafted, the policy has no means of access to the highway without using an area outside the allocation - albeit within the DDB	The map will be amended accordingly	

		Wildlife Habitats - The Plan states that it complies with the relevant biodiversity policy in the Purbeck Local Plan and is also accompanied by a Habitats Regs Assessment. Provided that the mitigation in the assessment and the policy framework in the Local Plan are followed, NET are content that the BRNP provides adequate protection for ecology and wildlife.	Page 12, para 4 could be strengthened to put more emphasis on this.	This is covered in para 1 of page 12.
DCC Transport Development		The comments relating to the access to the Tower Hill site do not reflect the County Highway Authorities preferred route as stated and commented upon for the planning application in respect of 6/2018/0217. This takes its access from near the southern end of Barrow Hill, as opposed to directly off Tower Hill as had been previously incorrectly stated by the County Highway Authority at the start of the consultation process last year. This unfortunately came about due to a simple confusion over the names Barrow Hill and Tower Hill at the time.	Page 16: parking and access, bullet point 2 needs to be amended to state access must be taken from Barrow Hill in line with Dorset County Highway Authority requirement.	DCC to be contacted
DWT	Support	Suggested housing allocation seems appropriate but it is still important to give detailed consideration to the indirect effects on the important wildlife sites. Any survey work should be done at various times of the year to reflect seasonal changes in wildlife interest.		
		Opportunities for DWT to work with the parish council on local wildlife sites, including the village nature reserve should be explored.		
		It is important that wildlife conservation is considered as fundamental from the start to the finish of any planning/development process		
		An integrated approach to wildlife conservation as outlined in the Gvt White Paper 'The Natural Choice' should be taken.		
Woodland Trust	Support	To provide clarity, the ancient woodland & notable trees in the parish should be mapped within the Plan. Would suggest making the ancient woodland protection a bit more specific eg. Buffer distances set out. Inclusion of trees within the street scape of the developments should be considered. The Woodland Access Standard aspires that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.		