INDEPENDENT EXAMINATION OF THE BERE REGIS

NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Examination Ref: 02/AM/BRNP

Amanda Crocker
Parish Clerk
Bere Regis Parish Council

Philip Reese
Senior Planning Policy Officer
Dorset Council

Via email

3 August 2026

Dear Ms Cocker and Mr Reese

EXAMINER'S QUESTIONS

Further to my procedural letter of 28 July 2026, specific questions of clarification directed to Bere Regis Parish Council (BRPC) and Dorset Council (DC) are listed below. Please aim to provide written responses by **Monday 17 August 2026**.

Questions for BRPC and DC

1. DC has raised the issue of the delineation of Local Green Space (LGS) 2 which is described in the Plan as "Green Space around the Church". As I saw on my site visit and is readily apparent from the aerial photograph submitted by DC, there is an extended area of LGS2 which is used for car parking and there are small areas of adjoining open space which could easily be included in the LGS.

There is also a lack of consistency with nearby LGS3 The Play Park which, in the Review Plan, now excludes the adjoining car park. The LGS appears to be more associated with the adjacent residential development than the Church and, bearing in mind the titles of LGS7 and LGS8, lends itself to be described as "Land north of Elder Road". But that is only a passing comment and not a matter for meeting a Basic Condition.

I note that BRPC agrees with DC that the car park should not be included In LGS2. However, I would still be grateful if BRPC and DC could agree an appropriate boundary for LGS2 and submit a plan which I could then include as a modification, rather than rely on a form of words which could result in an misunderstanding.[1]

[1] Planning Practice Guidance (PPG) Reference ID: 41-041-20140306 advises that a neighbourhood plan should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.

2. Similarly, DC has noted the differences between Map 3a which delineates the allocation at Policy BR1a Back Lane in the Regulation 14 version of the Plan with Map 3a in the Submitted version. DC has compared Map 3a with the planning application for residential development on the site, which was live at the time of the representation and is still undetermined according to the DC website on 29 July 2026. I note that BRPC agrees to the inclusion of the "southern spur" within the boundary of Policy BR1a and would be grateful if BRPC and DC could agree an appropriate boundary for Policy BR1a to be shown on Map 3a and submit an appropriate plan to me.

3. I note that Policies BR1, BR4, BR6, BR8 and BR9 are proposed to be deleted from the made Plan and Policy BR2 is unchanged. Policy BR3 (previously Policy BR5 in the made Plan) and Policy BR5 (previously Policy PR10 in the made Plan) have focused modifications which DC supports. I would be grateful if this position is confirmed.

4. Policy BR4 is a list of facilities and services to be protected under Policies EE3 and I7 of the Purbeck Local Plan (PLP) which, replaces the deleted BR9. However, DC appears to be suggesting that the Plan Review should show Bere Regis as a local centre, perhaps on Map 4, to give effect to Policy EE3 of the PLP. I do not see how this suggestion is related to the deletion of BR9 from the made Plan. I consider that the introduction of a new boundary, such as a town centre boundary, at this stage of the Plan making procedure, would not be appropriate due to all the statutory publicity having been completed (and bearing in mind there is to be no referendum). Nevertheless, if all that is sought by DC is a symbol indicating that Bere Regis is a "local centre", this is a matter of fact and there should be no objection. I would be grateful for comments from both Councils.

Question for DC

5. I note that an item about the Dorset Local Plan was presented to the Dorset Council's Cabinet on 28 July 2026. I should be grateful to know the outcome of the meeting and how this reflects on the timetable for the adoption of the Plan?

Should you have any queries arising from these questions, I would be grateful if you can please direct these to me via the IPe office team.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter, and any subsequent written responses, are placed on the Bere Regis Parish Council and the Dorset Council websites.

Thank you in advance for your assistance.

Yours sincerely

Andy Mead

Examiner