Bere Regis Neighbourhood Plan Review

Responses to the Regulation 16 consultation

21 July 2026

Submission of the modified plan under Regulation 15 was completed on 12 May 2026. The Regulation 16 consultation was held between 8 June and 20 July 2026 (6 weeks). Six responses were received, as detailed in the table of contents below.

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No.	Organisation / Name	Date received
Representation number: 1	National Highways / G Gallacher	29/6/2026
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Representation number: 3	Historic England / D Stuart	17/7/2026
Representation number: 4	Environment Agency / O Ashade	16/7/2026
Representation number: 5	National Grid Electricity Transmission / A Brooks, Fisher German LLP	22/6/2026
Representation number: 6*	Dorset Council / P Reese	20/7/2026

* Includes Dorset Council's Modification Statement

Representation number: 1

From: Gaynor Gallacher, Assistant Spatial Planner

Organisation: National Highways

Submitted: 29 June 2026

Method of submission: Email

Comments:-

Thank you for providing National Highways with the opportunity to comment on the submission version of the Bere Regis Neighbourhood Plan First Review document for the period 2024 to 2034. As you are aware, National Highways is a statutory consultee in the planning process and is the strategic highway authority responsible for operating, maintaining and improving the strategic road network (SRN). In Dorset this comprises A35/A31 corridor to the north/north-east of the plan area.

We note that the review has carried forward the 5 housing site allocations, but now broken them down into individual policies (BR1a-e). It is also noted that former Policy BR8 in respect of North Street Employment has been removed, as this was captured within the Purbeck Local Plan which was adopted in 2024.

On this basis we our position remains that we consider that the plan's proposed housing policies are unlikely to result in a scale of development which will adversely impact the SRN. However, as previously advised (particularly in respect of employment proposals that may come forward in proximity to the A35/A31 Townend roundabout junction), any large scale development that may come forward in the plan area will need to be supported by an appropriate assessment of traffic impacts which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022 *The strategic road network and the delivery of sustainable development*. Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy.

You may also wish to note that National Highways is continuing to work with Dorset Council in the preparation of their transport evidence base for the emerging Local Plan.

Please note that these comments do not prejudice any responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.

Representation number: 2

From: Rosalind Tuck, Higher Officer, Sustainable Development

Organisation: Natural England

Submitted: 17 June 2026

Method of submission: Email

Comments:-

Thank you for consulting Natural England on the above consultation

Please find our response attached.

ATTACHED FILE FOLLOWS OVER THE NEXT 5 PAGES

Date: 17 June 2026
Our ref: 550961

philip.reese@dorsetcouncil.gov.uk
BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Philip Reece,

Bere Regis Neighbourhood Plan- 2019-2034 Draft Regulation 16

Thank you for your consultation on the above dated 08 June 2026

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Rosalind Tuck
Higher Officer Sustainable Development
Wessex Area Team
Natural England

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The Magic[1] website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the Association of Local Environmental Records Centres .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here[2]. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here[3].

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic[4] website and also from the LandIS website[5], which contains more information about obtaining soil data.

Natural environment issues to consider

The National Planning Policy Framework[6] sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance[7] sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds,

[1] http://magic.defra.gov.uk/
[2] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[3] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making
[4] http://magic.defra.gov.uk/
[5] http://www.landis.org.uk/index.cfm
[6] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[7] http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/

woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here[8]), such as Sites of Special Scientific Interest or Ancient woodland[9]. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here [10]) or protected species. To help you do this, Natural England has produced advice here[11] to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. For more information, see Guide to assessing development proposals on agricultural land [12].

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

[8] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[9] https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences
[10] https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england
[11] https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals
[12] https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land

Site allocations should be supported by a baseline assessment of biodiversity value.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to Calculate biodiversity value with the statutory biodiversity metric for more information. For small development sites, The Small Sites Metric may be used. This is a simplified version of the statutory biodiversity metric and is designed for use where certain criteria are met.

Further information on biodiversity net gain including planning practice guidance can be found here

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's Green Infrastructure Framework sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance[13]).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory Biodiversity Metric and is available as a beta test version.

[13] https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space

Representation number: 2 (HRA)

From: Rosalind Tuck, Higher Officer, Sustainable Development

Organisation: Natural England

Submitted: 17 June 2026

Method of submission: Email

Comments:-

Thank you for consulting Natural England on the above consultation

Please find our response attached.

ATTACHED FILE FOLLOWS OVER THE NEXT 1 PAGE

Date: 17 June 2026
Our ref: 550964

philip.reese@dorsetcouncil.gov.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Philip,

Habitats Regulations Assessment Bere Regis Neighbourhood Plan June 206

Thank you for your consultation on the above dated and received by Natural England on 10 Jun 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

No objection

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Yours sincerely
Rosalind Tuck

Higher Officer,
Sustainable Development, Dorset
Wessex Area Team

Natural England, Horizon House, Deanery Road, Bristol BS1 5AH

Representation number: 3

From: David Stuart, Historic Places Adviser

Organisation: Historic England

Submitted: 17 July 2026

Method of submission: Email

Comments:-

Thank you for your Regulation 16 consultation on the Bere Regis Neighbourhood Plan Review.

I can confirm that there are no issues associated with the Plan upon which we wish to comment.

I attach a copy of our Regulation 14 consultation response for information.

Attached Regulation 14 response

Thank you for your Regulation 14 consultation on the pre-submission version of the Bere Regis Neighbourhood Plan.

The focus of our attention with such Plans is where they propose to allocate sites for development as experience has shown that these provisions have the greatest potential to generate impacts on the historic environment.

We note that the Bere Regis Plan proposes to allocate sites for development but that these are a carry over from site allocations in the current made Plan.

On that basis there are no issues associated with the relevant policies upon which we wish to comment and we are happy to defer to the heritage team at Dorset Council in the handling of any residual matters.

There are no other specific matters associated with the Plan upon which we wish to comment and we would therefore desire only to congratulate your community on its Plan and in maintaining through this a continued interest in the wellbeing and enhancement of the distinctive historic character of the Bere Regis area.

Representation number: 4

From: Ololade Ashade, Planning Advisor

Organisation: Environment Agency

Submitted: 16 July 2026

Method of submission: Email

Comments:-

Thank you for consulting the Environment Agency on the Bere Regis neighbourhood plan review for Regulation 16 consultation.

Based on the environmental constraints within the area, we have no further comments to make in relation to your plan. Please see our previous response to the Regulation 14 version (Ref: WX/2023/137162/OR-15/IS1-L01, dated 20 February 2026) for our comments on policies and the environmental constraints within our remit.

As your plan promotes growth, we recommend you contact your Lead Local Flood Authority who will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how areas at risk of surface water flooding can be managed. This may be useful when developing policies or guidance for sites.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environmentneighbourhood-plans/

Representation number: 5

From: Angela Brooks, Fisher German LLP

Organisation: National Grid Electricity Transmission (NGET)

Submitted: 22 June 2026

Method of submission: Email

Comments:-

National Grid Electricity Transmission (NGET) has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the attached representation with regard to the current consultation on the above document.

If you require any further information in respect of this letter, then please contact us.

ATTACHED FILE FOLLOWS OVER THE NEXT 6 PAGES

fisher german

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

t. [redacted]
fishergerman.co.uk

Our Ref: 105181-024

22 June 2026

Bere Regis Parish Council
neighbourhoodplanning@dorsetcouncil.gov.uk
via email only

Dear Sir /Madam,

Bere Regis Neighbourhood Plan Review (2019 – 2034) June – July 2026
Representations on behalf of National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET.

NGET assets within the Plan area

Following a review of the above Neighbourhood Development Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.

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Asset Description
Overhead Transmission Lines: 4VN ROUTE TWR (001 - 158) 400KV Overhead Transmission Line Route: AXMINSTER - CHICKERELL – MANNINGTON 1. CHICKERELL – MANNINGTON 2.

A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.
https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps

NGET Electricity Network Infrastructure

The security and reliability of the UK's current and future energy supply is highly dependent on having an electricity network which will enable the existing and new electricity generation, storage, and interconnection infrastructure that the country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security.

In general, NGET does not own the land crossed by its overhead lines but has responsibility for maintaining the equipment and safe supply of electricity. The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by NGET assets.

Despite this NGET is not a statutory consultee in the plan-making process but it is recommended that NGET are consulted at the earliest possible opportunity in order that advice and guidance can be taken into account on development near overhead lines, or wider policies that may affect the existing or future supply of electricity.

With the above context in mind, the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement or future network expansion. The Council should safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations and resist development or highway alterations that would prejudice, constrain or render impractical AIL access unless suitable mitigation or alternative agreed routes can be secured.

New Infrastructure

Demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources.

The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective.

National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation.

The way NGET generates electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea. Taking this context into account, In planning for the area the Council should:

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- **Safeguard all existing NGET transmission assets**, including overhead lines, underground cables and substations.
- **Support future reinforcement and expansion**, including works required for the Great Grid Upgrade and other strategic national infrastructure projects.
- **Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion.**
- **Safeguard existing and potential access routes** required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.
- **Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access**, unless suitable mitigation or alternative agreed routes can be secured.
- **Encourage early engagement with NGET** to identify and resolve any potential impacts at the earliest possible stage of the planning process.

Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security.

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Further Advice

NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if not already included:

Angela Brooks MRTPI, Partner

[redacted]

Fisher German LLP
The Estates Office
Ashby de la Zouch
LE65 2UZ

Tiffany Bates, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[redacted]

Angela Brooks MRTPI
Partner

For and on behalf of Fisher German LLP

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Further Guidance

NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Working Near NGET Assets

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

NGET's 'Design guidelines for development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgrid.com/document/345326/download

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: https://www.nationalgrid.com/document/349291/download

NGET have produced additional guidance for decision makers on operational noise emitted from existing and planned substation infrastructure. Detail is provided for environmental factors, established acceptable British standards and the 'Agent of Change' principle underpinned by the NPPF. More information can be accessed here: https://www.nationalgrid.com/document/573711/download

Further information on working near NGET assets can be found on the following webpage: https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/working-near-our-assets

Assessing Electricity Network Infrastructure Applications

Regen, in partnership with the Department for Energy Security and Net Zero (DESNZ) have produced guidance for LPA's on assessing electricity network infrastructure applications. This is intended to be used as a practical tool for officers and details various legislative frameworks and infrastructure components that NGET engage with. More information can be accessed here: https://3477141.fs1.hubspotusercontent-na1.net/hubfs/3477141/DESNZ%20planner%20guides/2026-03-31%20Assessing%20electricity%20network%20infrastructure%20applications%20-%20Regen.pdf

How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/

For local planning policy queries, please contact: ngplanning@fishergerman.co.uk

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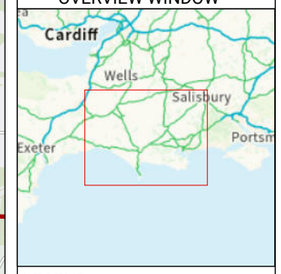
Kilometers

OVERVIEW WINDOW



LEGEND:
- Cable
- OHL
- Substation
- LPA Area

REVISION: A

CLIENT: nationalgrid

SCHEME:
PLANNING INTERACTION

TITLE:
LPA ASSET INTERACTION

FP: 105181-024

SCALE: 1:255,000 @ A3
DATE: 20/05/2025

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fisher german
The Estates Office, Norman Court
Ashby de la Zouch,
Leicestershire, LE65 2UZ
[redacted]
fishergerman.co.uk

DRAWING REF:
NG-2025-03-MT-OP-LPA- Dorset

Representation number: 6

From: Philip Reese, Senior Planning Policy Officer

Organisation: Dorset Council

Submitted: 20 July 2026

Method of submission: Email

Comments:-

Table of contents

Introduction
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Introduction

Dorset Council welcomes progress of the Bere Regis Neighbourhood Plan Review and supports its vision and objectives. We have commented on earlier versions, including the Regulation 14 version in February 2026, and are pleased to see that these comments have been used to improve the submission version of the plan.

While Dorset Council as a unitary authority represents various interests and objectives, one of our main roles in this situation is as Local Planning Authority which is tasked with determining planning applications and in preparing an authority-wide Local Plan. While we recognise that the submitted plan has been written by members of the community, we have to consider the implementation of the policies, and the compatibility of the policies with the strategy forming in the emerging Dorset Council Local Plan. A key consideration is the implementation of the proposed planning policies, and whether they are clearly written and

unambiguous, so it is evident how a decision maker should react to development proposals (NPPF para 16d). We hope that these comments are seen as constructive and help to finalise the modified plan ready for submission.

National context

The government published a new draft NPPF for consultation in December 2025. The consultation ran until 10 March 2026. Details can be found here: National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK

Paragraph 6 of Annex A of the draft NPPF states that neighbourhood plans that are submitted to the LPA on or before the date of publication of the new NPPF should be prepared in accordance with the December 2024 version of NPPF. Neighbourhood plans submitted after this date must comply with the new NPPF. No date has been set for the publication of the new NPPF. As the Bere Regis Neighbourhood Plan was submitted on 12 May 2026, it is our understanding that it should be prepared in accordance with the December 2024 version of the NPPF.

Local context

Bere Regis falls within the former district of Purbeck, now part of the Dorset unitary area. The Purbeck Local Plan (2018-2034) was adopted on 18 July 2024, replacing the Purbeck Local Plan Part 1, which was adopted in 2012. [1] The existing Bere Regis Neighbourhood Plan was made in June 2019, and so was examined under the 2012 Purbeck Local Plan. The Bere Regis neighbourhood plan review was undertaken with the understanding that it would need to be in general conformity with the strategic policies contained in the 2024 Purbeck Local Plan. However, this basic condition was replaced in March 2026 by a new basic condition that requires neighbourhood plans to not result in the amount of housing taking place in an area being less than if the neighbourhood plan had not been made. The Purbeck Local Plan therefore provides a useful context for many of the proposed changes, but it now plays a less prominent role in the examination process.

The Purbeck Local Plan (both the 2012 and 2024 versions) placed Bere Regis as a 'Key Service Village' on the settlement hierarchy. This is the second tier on the hierarchy and is described as "villages with the highest level of services and population, outside the towns." Policy V1 of the 2024 PLP has the title 'Spatial strategy for sustainable communities". It says that the plan makes provision for new housing, which includes at neighbourhood plan sites

[1] Purbeck Local Plan - Dorset Council

at Bere Regis for around 122 new homes. The figure of 122 homes is repeated in Policy H2 (housing land supply). Paragraph 139 explains that the housing requirement will be delivered through specific site allocations and through windfall sites in and next to existing settlements, including Bere Regis. Policy EE1 (employment land supply) includes the Townsend Business Park on North Street, Bere Regis, and says that this is an "other identified employment site", c.1.86 hectares with an estimated remaining availability of 0.7 hectares. Policy EE3 (vibrant town and local centres) lists Bere Regis as having a "local centre", which forms part of the retail hierarchy.

Going forward, Dorset Council consulted on a Dorset Council Local Plan – Options consultation in autumn 2025. This consultation considered the possibility of allocating more sites in towns and larger villages in Dorset in order to meet the latest local housing need figure, calculated by the new standard method. The housing need figure that we consulted on was 3,246 homes a year, having increased by about 80% in December 2024. Two possible additional housing sites were considered at Bere Regis. For reference purposes, the map of Bere Regis used in the 2025 Local Plan Options consultation is reproduced in Appendix 1. At present, Dorset Council is still considering the responses received to the consultation, and no final decision has been made regarding sites.

Dorset Council is currently considering moving to the 'new' planning system (following the Town and Country Planning (Local Planning) (England) Regulations 2026).[2] A report is going to Dorset Council's Cabinet on 28 July 2026 on this matter.[3] If this course is taken, the indicative timetable suggests local plan adoption between Feb to Aug 2029.

Comments on existing policies

Section	**Comments**
Existing policy BR1 'settlement boundary'	Policy proposed for deletion. The settlement boundary used in the original 2019 Bere Regis Neighbourhood Plan was submitted in November 2023 to the Purbeck local plan examination in public (EiP),[4] and was included in the final version of the Purbeck Local Plan, adopted in July 2024. We therefore have no objection to deleting this policy.

[2] Press release issued 20/7/2026: https://www.dorsetcouncil.gov.uk/news/government-planning-changes-force-dorset-council-to-take-new-local-plan-route
[3] Item 10 on Agenda for Cabinet on Tuesday, 28th July, 2026, 6.30 pm - Dorset Council
[4] SMMCD7c available from Purbeck Local Plan Submission and examination library - Dorset Council

Existing Policy BR2 'SANG'	Policy unchanged. SANGs continue to be an important way to mitigate recreation pressure to the Dorset heaths from new development and this policy provides site-specific detail. Therefore support.
Policy BR3	Please note that the made 2019 version of the Bere Regis Neighbourhood Plan does not include a policy BR3.
Existing policy BR4 'Groundwater'	Policy proposed for deletion. The Purbeck Local Plan (adopted 2024) includes Policies E4 'Assessing flood risk' and E5 'Sustainable drainage systems'. These policies, along with national policies, should adequately take care of flood risk issues arising from new development. The risk of groundwater and sewer water flooding are understandably concerning for residents and businesses. We continue to encourage the parish council to keep record of flood events, and encourage them to continue to work with Wessex Water, the Environment Agency and the Lead Local Flood Authority on exploring ways to reduce the risk of flooding to properties in the future.
Existing policy BR5 'Noise Attenuation' -> new policy BR3	This policy has been renumbered and small modifications have been made to the text. The modifications improve the clarity of the policy, and therefore have our support.
Existing policy BR6 'Affordable housing tenures'	This policy is proposed for deletion due to it being covered by the Purbeck Local Plan (adopted 2024) which is based on more recent evidence. The requirements of PLP Policy H11 'Affordable housing' are relatively similar to Policy BR6, requiring 40% on-site affordable housing on sites of 10 homes or more, with a requirement for 65% of those to be affordable rented, and 25% affordable home ownership. It also requires 10% of them to be social rented, which is a tenure that gets greater emphasis in the current (2024) version of NPPF. We therefore support this deletion.
Existing policy BR7	This policy has effectively been split into new policies BR1a-e. We welcome this change as it gives the opportunity to provide greater detail

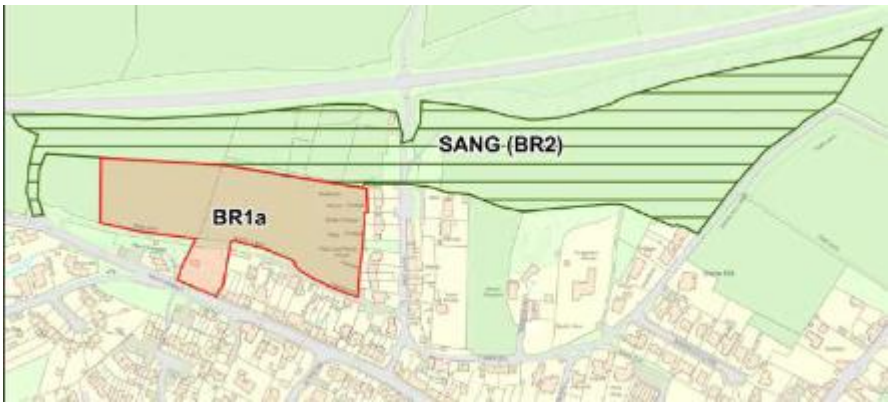
'Residential development'	on the requirements for individual site allocations. Our comments regarding the new policies are set out below.
Existing policy BR8 'North Street employment'	This policy is proposed for deletion. The employment site allocation was present on the draft policies maps in November 2023 during the local plan Examination in Public (EiP),[2] and was included in the final version of the Purbeck Local Plan, adopted in July 2024. PLP Policy EE1 identifies the employment site and states that it (along with the other employment sites) will be "safeguarded for employment uses (including use classes in classes B2, B8 or any other light industrial uses falling outside these classes)."
Existing policy BR9 'Community Facilities and Services' -> new policy BR4	The existing policy is essentially proposed for deletion and instead relies on local plan policies EE3 and I7. The first part of Policy BR9 regarding new community facilities and services is essentially the same as PLP Policy I7. Policy I7 also covers safeguarding existing facilities and services. While it doesn't require existing facilities and services to be named, the list in new Policy BR4 is likely to help with implementation. The second part of BR9 concerns new retail development up to 200sqm. PLP Policy EE3 identifies Bere Regis as a 'local centre' on the retail centre hierarchy. It may be useful to show this on a map in the Neighbourhood Plan, perhaps on Map 4. This designation essentially means that the change of use of the ground floors in the centre will only be permitted where it will not harm the vitality, viability or functionality of the centre. It also means that main town centre uses will only be permitted outside of a town or local centre where there is a need, they pass the sequential test, and the proposals over 200sqm are supported by a retail impact assessment. While the existing policy BR9 and PLP policy EE3 are similar, we consider PLP Policy EE3 clearer to interpret and closer to national policy. Overall, we support this change.
Existing policy BR10	This policy has been renumbered and small modifications have been made to the text. We believe that the modifications bring the policy in line

'Local Green Space' -> new policy BR5	with national policy through the use of phrases such as "very special circumstances" (because NPPF requires LGS policies to be consistent with national Green Belt policies). The phrase "that might harm their reason for designation" is also helpful as it allows for a degree of pragmatism and flexibility, such as when considering a proposal for a sports pavilion on part of a playing field. We therefore welcome these changes. However: - LGS Area 2 is described as a 'Green Space around the Church'. There are a couple of issues with this. Firstly, it's not really around the church, but around a modern housing estate – the name gives the impression that it could be a churchyard. Secondly, a proportion of it appears to be tarmac-surfaced car park serving the housing estate – see map below. While this should have been picked up when the original NP was being examined, we suggest that this could be an appropriate time to review the area as it's difficult to see how this car park meets LGS criteria. - In contrast, LGS Area 3 has been amended to exclude the car park – see map below. We suggest that supporting text should mention this change – see comments regarding paras 5.19 to 5.22 below. **Extent of LGS #2 (2019 GIS file) overlaid over recent aerial photography**

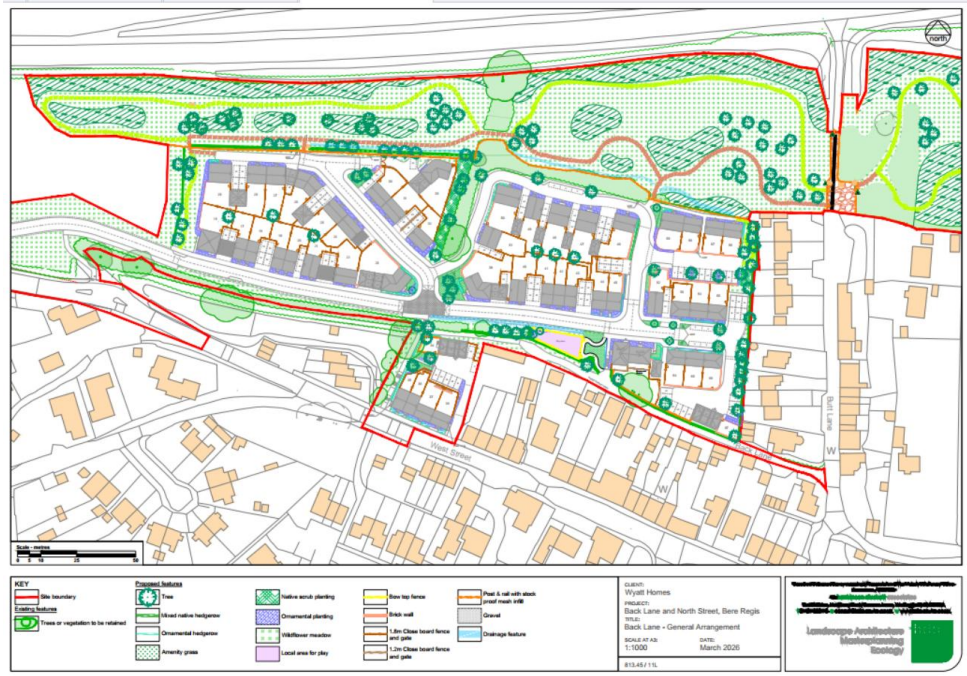
Extent of LGS #3 (2019 GIS file) overlaid over recent aerial photography

Extract of Map 5 from the Regulation 15 version of the BRNPR (April 2026)

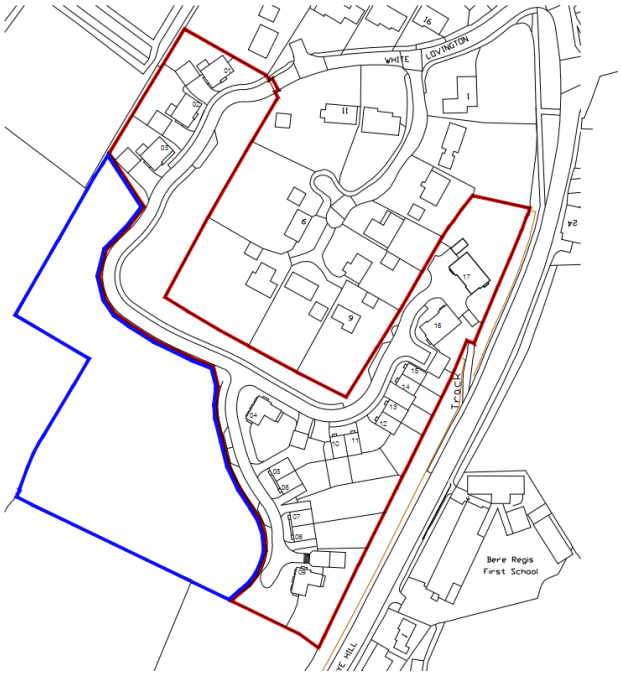
Comments on new site allocation policies

Section	Comments
New policy BR1a 'Back Lane'	Site is subject to planning application P/FUL/2024/05032 seeking full permission for 52 dwellings on this site plus 15 dwellings on site BR1b.[5] For reference, the red line 'location plan' for this application is included in Appendix 2 of this response. We note that the extent of the site allocation has changed between Regulations 14 and 15 – see extracts of Map 3a below. The latest site allocation has been extended further westwards, presumably to allow for the access road (a suggestion we made at Regulation 14). However, the changes have also involved the removal of the southern spur which went between Back Lane and West Street. As the current planning application includes housing in this area (see latest General Arrangement plan, below), it is not clear why this change has been made. We suggest that the examiner should seek clarification from the parish council on this matter.  **Map 3a from Regulation 14 version of BRNPR (November 2025)**

[5] The live planning application can be viewed using this link: Planning application: P/FUL/2024/05032

	 Map 3a from Regulation 15 version of BRNPR (April 2026)  **General Arrangement plan for Back Lane, dated March 2026, taken from planning application P/FUL/2024/05032**
New policy BR1b 'North Street'	As noted above, the site is subject to planning application P/FUL/2024/05032 seeking full permission for 15 dwellings on this site plus 52 dwellings on BR1a. For reference, the general arrangement plan for the North Street site is provided below. The policy seems acceptable.

	 General Arrangement plan for North Street, dated March 2026 taken from planning application P/FUL/2024/05032
New policy BR1c 'Tower Hill'	This site was subject to the following planning application 6/2019/0126 which was to "Erect 2 new dwellings and modify existing access". This was refused in January 2020 with the reason for refusal given as: The proposal by reason of orientation and design of the dwellings, the proposed access and amount of hard standing would result in an incongruous layout to the detriment of the character of the Conservation Area, especially in Barrow Hill. As such the proposal is contrary to Policies D (Design) and LHH (Landscape, Historic Environment and Heritage) of the adopted Purbeck Local Plan Part 1, the made Bere Regis Neighbourhood Plan and the aims and objectives of the NPPF, especially Paragraphs 189 and 192.

	The requirements of Policy BR1c, such as “the layout and building design should respect the adjoining Conservation Area, and the amenity of neighbouring properties,” look reasonable given the circumstances, and therefore we support.
New policy BR1d ‘White Lovington’	The site was granted full planning permission for 17 dwellings on 29 June 2026 (ref 6/2020/0013). For reference, the Block Plan and the Site Layout of the approved scheme are reproduced below. The red dashed line on the Site Layout indicates the limit of the site allocation. It shows that while parts of the access roads lie beyond the site allocation, the new houses all lie within the site allocation.  **Block Plan of planning application 6/2020/0013.**

	 Site layout of planning application 6/2020/0013. On the remainder of the existing open field and to the southwest of the allocated site (as shown by the blue line on the Block Plan above), permission for a Heathland Infrastructure Project has been approved (ref P/FUL/2026/00406). This is intended to make the scheme for 17 dwellings acceptable with regards to potential recreational pressure on the Dorset Heaths SAC. We understand that this is intended to be a temporary measure until the larger SANG in the village is ready.
New policy BR1e 'Former School Site'	This is a Dorset Council owned site. Dorset Council is trying to develop the site for affordable housing in partnership with a housing association. We note that the requirement for proposals to include "areas for informal recreation" in the Regulation 14 version has been amended to "explore opportunities to….". The revised policy also provides a justification by referring to supporting text. Also, since Regulation 14, a new requirement has been added to protect the amenity to existing neighbouring properties. This reasonable, and we have no objection to this. We have identified a typo in the fourth bullet point: "in regonition".
Policies BR1a-e	We note that since Regulation 14, all site allocation policies have had a further requirement added in order to protect European sites. Due to proximity to vulnerable Habitat Sites (such as Dorset Heaths SAC and

	Poole Harbour river catchment), this is considered necessary for HRA purposes. This is explained in supporting text paragraphs 4.22 to 2.25, which have also been inserted since Regulation 14.

Comments on rest of the draft revised neighbourhood plan

Section	**Comments**
Para 2.15	We're not sure that describing the Regulation 16 consultation undertaken by Dorset Council as a "wider consultation" is accurate. Both regulations 14 and 16 require the plan to be publicised to bring it to the "attention of people who live, work or carry on business in the neighbourhood area." The regulation 14 consultation requires the qualifying body to consider which consultation bodies listed in Schedule 1 may be affected by the proposals and to consult them. In contrast, the regulation 16 consultation requires Dorset Council to notify any consultation bodies referred to in the consultation statement. The scope of the two consultations should therefore be very similar.
Para 3.31 (Southern Bypass Route)	***Comments from Principal Transport Planner*** The Purbeck Transportation Study (2004) made reference to considering a southern bypass and a diagrammatic route option was produced in 2009, but the southern bypass was abandoned in the PTS review in 2010. The 2012 Purbeck Local Plan Part 1 said: *8.22.3 The PTS was updated in 2010 to reflect changes to funding priorities. Major road schemes, including the Bere Regis and Wool bypasses, were removed and replaced by a more sustainable package of measures. The principal elements of the strategy are to promote sustainable transport in the form of cycling and walking, to encourage train and bus use through improvements to services and infrastructure, to reduce the impact of the private car and to undertake measures to improve the attractiveness of the A35 and C6 corridor through implementing new approaches to road management in a high quality environment.*

	The adopted Purbeck Local Plan (2024) makes no further reference to the southern bypass and although the adopted Local Transport Plan 3 (2011-2026) does mention it, it goes on to state that it *"will not be delivered within the current plan period (by 2026) due to environmental and funding constraints"*. The scheme is not currently included in the soon to be adopted Local Transport Plan 4 (2026-2041). Therefore, to say "*it has not been deleted as a policy"* is incorrect as it hasn't been a Dorset Council policy in the relevant statutory documents since it was identified in the PTS in 2004.
Para 5.3	The final sentence should presumably include a hyperlink. E.g. 'Further information available at: Nature recovery in planning and development: how Dorset's local nature recovery strategy works with planning - Dorset Council' should link to: https://www.dorsetcouncil.gov.uk/w/how-the-dorset-local-nature-recovery-strategy-will-work-with-planning-policy-1
5.19 to 5.22	As noted above, LGS #3 has been amended to remove the car park. As currently worded, the supporting text to Policy BR5 gives the impression that no changes have been made to LGS sites. For example, para 5.21 states that the sites have already been deemed acceptable in the original neighbourhood plan, with "updates" only relating to the evidence base. We think that the supporting text should state that changes have been made to some of the LGS sites. It would also be helpful to provide a brief summary of the changes in the supporting text, even if the reasoning is given in the supporting evidence base documents.

SEA Screening Report (SE2)

We welcome this document, particularly as it considers changes to the policy framework since the 2019 NP/SEA, such as biodiversity net gain, Local Nature Recovery Strategies, nutrient neutrality in the Poole Harbour catchment, updates to flood zones, and new designations such as listed buildings.

Habitat Regulations Assessment (HRA)

HRA assesses whether the plan could significantly harm the designated features of a European habitats site (SPA and SAC). HRA is ultimately the responsibility of Dorset Council as the competent authority. The regulations also require the qualifying body to provide such information as the competent authority may reasonably require for the purposes of the assessment.[6] It is also a basic condition that the examiner must consider.[7]

Following our comments to the Regulation 14 consultation, all the site allocation policies (BR1a-BR1e) have had an extra bullet point added to say: "The development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites." This has allowed Dorset Council to produce an HRA Appropriate Assessment (dated June 2026) which concludes that "the Bere Regis Neighbourhood Plan review will not result in an adverse effect upon the integrity of a European Site." Natural England was consulted, and responded on 17 June 2026 to say:

> Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Local Nature Recovery Strategy

Comments from the Local Nature Recovery Officer

It is positive to see the Dorset Local Nature Recovery Strategy (LNRS) referenced in 4.16 and 5.3, and previous comments taken on board. Since then, a new requirement for neighbourhood plans to take account of Local Nature Recovery Strategies was introduced in March 2026 (See paragraph 2B of Section 38B). This comment therefore provides some recommendations to further strengthen how Bere Regis Neighbourhood Plan references Dorset LNRS.

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[6] Regulation 106 of The Conservation of Habitats and Species Regulations 2017
[7] Schedule 2 of The Neighbourhood Planning (General) Regulations 2012

We suggest the additions in *blue italics* to the following supporting text:

- 4.15 Bere Regis is home to a variety of bird species, including swifts, swallows, and house martins, as well as bat populations and key pollinators like solitary bees. The parish benefits from diverse habitats, including chalk streams, hedgerows, and woodland, which support these species. However, ongoing development will require measures to ensure these species are protected and their habitats enhanced. *This will be important to support delivery of Dorset LNRS priorities 4 – rivers, lakes and wetlands, 6 – hedgerows, 2 – woodlands, 12 – species abundance and diversity, and 13 – priority species.*
- 4.16 To address this, site allocations and, where appropriate, windfall developments, are encouraged to contribute to biodiversity by incorporating features such as bird and bat boxes, bee bricks, and native tree planting. These measures, which can often be implemented at minimal cost, offer practical ways to mitigate disturbance to sensitive habitats and promote ecological connectivity. *These measures all support delivery of Dorset LNRS priority 7 - urban.* In addition, the introduction of Biodiversity Net Gain (BNG) under the Environment Act 2021 ensures that developments must deliver measurable improvements to local biodiversity, with enhancements either on-site or contributing to strategic initiatives including the Dorset Local Nature Recovery Strategy.

In regard to the Local Green Spaces in Map 5 and described in appendix 1, we suggest referring to how these spaces can deliver on the Dorset LNRS priorities by adding the suggested text in *blue italics* below:

- Area 5. Souls Moor SNCI and village nature reserve. An unspoilt water meadow rich in wildlife close to the heart of the community, designated common land. The nature reserve contains a wealth of flora and fauna and is managed by volunteers of the Bere Regis Wildlife Group. One of the finest chalk streams in the south of England flows through the site, contributing to its ecological significance. *The site therefore supports delivery of Dorset LNRS priorities 4 – rivers, lakes and wetlands, 7 – urban, 12 – species abundance and diversity, and 11 – nature connection.*
- Area 6. Bitchams Mead green space. An area of green space on the northern bank of the Bere Stream, which features a rich diversity of wildlife and streamside features, as well as the footpath linking Shitterton with the village centre. The area is well used by residents and forms part of a DDA compliant, circular route around the SNCI and Local Nature Reserve enabling villagers of all ages and abilities access to this important green space. *The site therefore supports delivery of Dorset LNRS priorities 4 – rivers, lakes and wetlands, 7 – urban, 12 – species abundance and diversity, and 11 – nature connection.*
- Area 7. Elder Road extension. Close to the village centre, mainly in flood plain, this small piece of woodland has the potential to complete the streamside nature reserve and link the Bitchams Mead and the Elder Road local green spaces. Currently in private ownership, should the site become available, we would wish to integrate it with the SNCI and Local Nature Reserve and provide a continuation of the circular walk. *This connection would support delivery of Dorset LNRS priorities 7 – urban, 12 – species abundance and diversity and priority 11 – nature connection.*

- Area 8. Elder Rd green space. This area is a local nature reserve. The area consists of some youth recreational facilities, together with the Scout Hut. To the south is an area of SNCI and grazed common land. The site is extremely well used by villagers and is rich in ecological interest. The nature reserve contains a wealth of flora and fauna and is managed by volunteers of the Bere Regis Wildlife Group. One of the finest chalk streams in the south of England flows through the site. *The site therefore supports delivery of Dorset LNRS priorities 4 – rivers, lakes and wetlands, 7 – urban, 12 – species abundance and diversity, and 11 – nature connection.*

It is also suggested that you indicate how some of these local green spaces relate to the Dorset LNRS local habitat map as listed below. Perhaps this could be included in the Local Green Spaces Information in Appendix 1.

- Area 1 is part covered by the High Opportunity Nature Areas and Potential Activities layers in Dorset LNRS indicating opportunities to manage the site using nature-friendly practices, alongside it's recreational use.
- Area 5 is part covered by the Nature Areas of National Importance layer and together with areas 5, 6, 7 and 8 provides connectivity with the areas identified as High Opportunity Nature Areas in Dorset LNRS.
- SANG BR2 is partially covered by the High Opportunity Nature Areas and Potential Activities layers in Dorset LNRS

Modifications Statement

The following is intended to fulfil the requirement of The Neighbourhood Planning (General) Regulations 2012, 17(e)(ii) which requires "…a statement setting out the [sic] whether or not the authority consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the authority is of this opinion."

In coming to an opinion, we have considered the contents of each policy in the revised plan, along with the Modifications Statement prepared and submitted by the Parish Council, the qualifying body. We have also considered government guidance, in particular, the Planning Practice Guidance on 'updating a neighbourhood plan'.[8] In particular, paragraph 106 of the PPG summarises the three types of modification that can be made to a neighbourhood plan. These are:

- Minor (non-material)
- Material modifications which do not change the nature of the plan
- Material modifications which do change the nature of the plan

The following table provides an overview of the policies in the modified document, and summarises the key differences and the reason for the change:

Old Policy	New Policy	Summary of change and reason for change
BR1 'Settlement boundaries'	No policy	Old policy simply defines the settlement boundary, however this is now defined in the Purbeck Local Plan. This change avoids duplication and will not impact on decision making.
BR2 'SANG'	BR2 'SANG'	Policy almost identical apart from updated reference numbers that refer to connected policies. Location and extent of the SANG are the same.

[8] Available from: https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan

BR4 'Bere Regis Groundwater'	No policy	Old policy refers to Local Plan policies but also to groundwater flooding and flooding from sewers. It is felt these considerations are adequately handled in local and national policy, and so don't require a specific neighbourhood plan policy.
BR5 'Noise Attenuation'	BR3 'Noise Attenuation'	Policy almost identical apart from updated reference numbers and addition of the phrases "appropriate noise attenuation measures" and "in compliance with".
BR6 'Affordable Housing Tenures'	No policy	Policy specified on-site affordable housing requirements. Similar requirements are now made in the Purbeck Local Plan so this change avoids duplication / policy conflict.
BR7 'Residential Development'	Split into several policies	The old policy simply allocates five sites for residential development. Any additional requirements / expectations are in the supporting text of the plan. The five allocations are now covered by separate policies, as detailed below.
BR7 Back Lane allocation	BR1a 'Back Lane	Both policies allocate approximately 1.8 hectares for approximately 55 homes. The new policy sets out some additional criteria. These include requirements for: - access - layout and building design - flood risk and wastewater capacity - Construction Traffic Management Plan - Informal recreation area - Nesting boxes, bat roosting features and bee bricks - Car and cycle parking - No adverse effect on Habitat Sites These changes appear reasonable and generally align with other national and local policy expectations. In particular, the requirements do

		not appear to place a significantly greater burden on new development which might render schemes unviable.
BR7 North Street allocation	BR1b 'North Street	Both policies allocate approximately 0.6 hectares for approximately 12 homes. The new policy sets out some additional criteria, similar to BR1a.
BR7 Tower Hill allocation	BR1c 'Tower Hill'	Both policies allocate approximately 0.1 hectares. Old policy BR7 is for 3 homes whereas new policy BR1c is for 2 dwellings. The new policy sets out some additional criteria, similar to BR1a.
BR7 White Lovington allocation	BR1d 'White Lovington'	Both policies allocate approximately 1.0 hectares. Old policy BR7 is for 12 homes whereas new policy BR1d is for17 dwellings, reflecting the recent planning consent. The new policy sets out some additional criteria, similar to BR1a.
BR7 Former School Site allocation	BR1e 'Former School Site'	Both policies allocate approximately 0.7 hectares for approximately 23 homes. The new policy sets out some additional criteria, similar to BR1a.
BR8 'North Street Employment'	No policy	The old policy supports employment development on the allocated site at the end of North Street. This allocation is now covered by the Purbeck Local Plan. This change avoids duplication and potential policy conflict.
BR9 'Community Facilities & Services'	BR4 'Facilities and Services'	The old policy encourages community facilities and services in the settlement boundary. It also set criteria for the change of use to shopping and local centre uses. As these are covered in the Purbeck Local Plan, the new policy simply refers to relevant policies in the Purbeck Local Plan before listing community assets in the village.

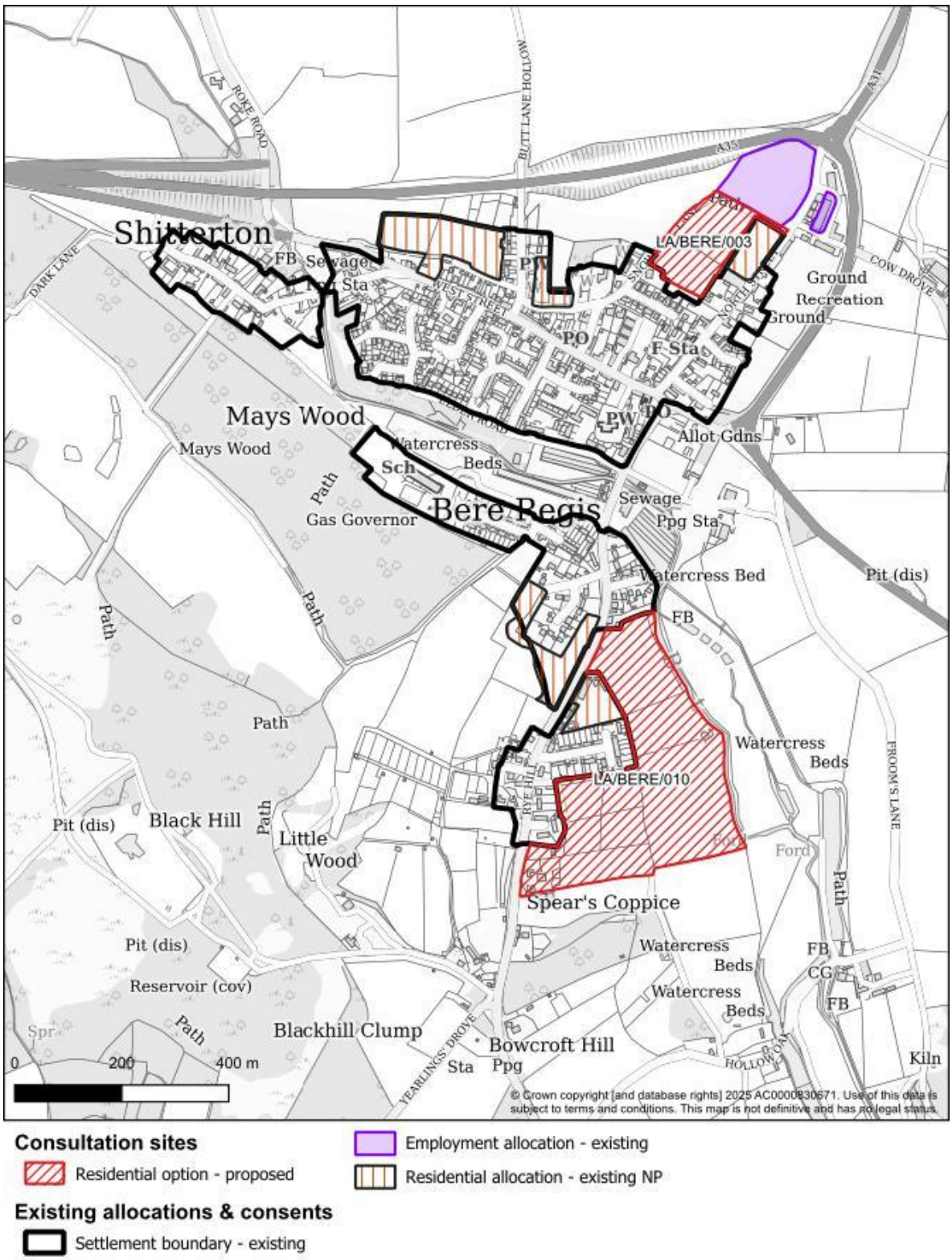
		This avoids policy duplication and potential policy conflict.
BR10 'Local Green Space'	BR5 'Local Green Space'	The old policy identified eight LGS sites. The new policy identifies the same 8 LGS sites. Small changes have been made to the policy wording, including addition of phrases such as "that might harm their reason for designation" and "very special" instead of "exceptional".

At first glance, the changes appear substantial. Out of 9 original policies, 4 have been entirely deleted, and a fifth has been effectively replaced by a list of community assets. On the other hand, 3 policies are almost the same, receiving relatively minor changes. The residential allocations policy has been expanded considerably, from one policy into 5 separate policies. However, the residential allocations themselves are almost exactly the same. Having read the qualifying body's Modifications Statement, we understand the reasoning behind these changes. In summary, the policies marked for deletion are principally to avoid duplication with the new Purbeck Local Plan (adopted in 2024). The expanded residential allocations policies provide greater certainty to applicants, often drawing out requirements that were previously in the supporting text.

We note that the plan period, vision and objectives of the plan all remain unchanged. All site allocations from the 2019 neighbourhood plan are effectively carried forward, and the neighbourhood plan review does not add any additional site allocations.

In conclusion, therefore, Dorset Council's view is that the proposed modifications are **not** so significant or substantial as to change the nature of the Plan.

Appendix 1 – Dorset Council Local Plan Options Consultation 2025 – Map of Bere Regis



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential allocation - existing NP

Existing allocations & consents

Settlement boundary - existing

Appendix 2 – Location Plan for plan application P/FUL/2024/05032