Andrea Pellegram Ltd.

SEA Screening Report

Bere Regis Neighbourhood Plan Review

August 2025

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

1. Introduction

1.1 This report sets out a Strategic Environmental Assessment (SEA) screening opinion for the Bere Regis Neighbourhood Plan Review (hereafter "the BRNPR"). The purpose of the report is to determine whether the Neighbourhood Plan Review is likely to have significant environmental effects and therefore require a full SEA, in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Regulations").

1.2 The Qualifying Body is the responsible authority for undertaking this determination. Accordingly, this report has been prepared by Andrea Pellegram Ltd on behalf of Bere Regis Parish Council for the purposes of consultation with the statutory bodies as the formal screening opinion.

1.3 The report follows the structure and criteria set out in the SEA Regulations and is informed by relevant guidance. It recognises that the Neighbourhood Plan Review retains the scope and allocations of the made plan, which was previously subject to SEA and HRA which confirmed the plan was acceptable.

1.4 The remainder of this report sets out the legislative context, a summary of the Neighbourhood Plan Review, and an assessment of its likely environmental effects, leading to a formal screening opinion conclusion that SEA is required.

1.5 The statutory consultation bodies (Historic England, Natural England, and Environment Agency) have reviewed the screening report and confirmed that SEA is required (see Appendix 3).

1.6 Accordingly, the Scoping Conclusion is provided at Appendix 1.

2. Legislative Requirements

2.1 The requirement to undertake a Strategic Environmental Assessment (SEA) of land use plans stems from European Directive 2001/42/EC, commonly referred to as the SEA Directive. This Directive was transposed into English law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the "SEA Regulations").

2.2 Under Regulation 5(1) of the SEA Regulations, environmental assessment is required for plans and programmes which are:

- prepared for town and country planning or land use; and
- set the framework for future development consent of projects listed in Annex I or II of the Environmental Impact Assessment (EIA) Directive.

2.3 In addition, Regulation 9(1) requires the responsible authority to determine, in consultation with the statutory consultation bodies (Historic England, Natural England, and the Environment Agency), whether a plan is likely to have significant environmental effects. Where such effects are likely, a full SEA must be undertaken. Responses from the statutory consultation bodies are provided in Appendix 3.

2.4 For neighbourhood plans, screening is used to determine whether the plan falls within the scope of the SEA Regulations and whether the proposals are likely to result in significant environmental effects that require further assessment. Schedule 1 of the SEA Regulations sets out the criteria for determining the significance of effects.

2.5 Where a plan is deemed likely to have significant environmental effects, Regulation 12(5) and 12(6) of the SEA Regulations require the responsible authority to consult the statutory consultees on the scope and level of detail of the environmental report. In this case, the Bere Regis Neighbourhood Plan Review represents a minor review of a made neighbourhood plan which was previously subject to both SEA and Habitats Regulations Assessment (HRA) (Appendix 2). Given the nature of the changes and the likelihood that SEA would again be required, the proposed scope of the assessment has been included at the same stage to

facilitate early engagement and avoid unnecessary delay. Accordingly, Appendix 1 of this Screening Opinion sets out the scope of the environmental assessment for consultation purposes (a 'Scoping Opinion'). Appendix 3 sets out responses from the statutory consultation bodies in respect of both the draft screening and scoping opinion, and updates have been made to the report where nessecary.

3. Background to the BRNPR

3.1 The Bere Regis Neighbourhood Plan Review (BRNPR) covers the period 2024–2034 and is being led by Bere Regis Parish Council as the Qualifying Body. It represents a minor review of the Bere Regis Neighbourhood Plan, which was made (adopted) in 2019 and covered the period to 2034. The review updates the plan to reflect progress on the delivery of existing policies and confirm the continuing availability and deliverability of site allocations.

3.2 The revised plan maintains the same Neighbourhood Area designation, covering the civil parish of Bere Regis. It aligns with the remaining timeframe of the adopted Purbeck Local Plan (2018–2034), which the BRNPR is updated to remain in broad conformity with in relation to adopted development plan policies.

3.3 The original Neighbourhood Plan required both a Strategic Environmental Assessment (SEA) (see Appendix 2) and a Habitats Regulations Assessment (prepared by Dorset Council).

3.4 The purpose of the BRNPR is to ensure continued conformity with national policy (as set out in the 2023, 2024 and 2025 updates to the NPPF), incorporate relevant changes from the adopted Purbeck Local Plan, and reflect updated legislative requirements since the original plan was made. The vision and spatial approach remain unchanged. The plan continues to allocate the same five housing sites that were included in the made plan, but policies have been restructured and updated to reflect a more detailed understanding of site capacity, design expectations, and mitigation needs. Multiple policies have been removed to avoid duplication with the adopted Local Plan, while others have been retained or revised for clarity and effectiveness (summarised in 3.8-3.10 below).

3.5 Dorset Council have had sight of the draft BRNPR and agree that the changes proposed in that draft would be likely to be considered as *material modifications which would not change the nature of the plan.*

3.6 As such, the adoption of the BRNPR as currently proposed is unlikely to result in significant changes to the future of neighbourhood area, since relevant policies and the overarching vision have been retained. However, given that site allocations are proposed, an SEA and HRA are still likely to be required to ensure that no significant changes have happened in the neighbourhood area since 2019 that would significantly alter the predicted outcomes that were previously identified. This will ensure that any new requirements which may be in place are recognised in policy, where it would be the responsibility of the neighbourhood plan to do so.

3.7 Accordingly, this screening opinion has been prepared in recognition of that context and is accompanied by scoping information to inform early consultation on the scope of a future environmental report (Appendix 1).

Summary of Proposed Policies

3.8 The Bere Regis Neighbourhood Plan Review (2024–2034) retains the overall spatial approach of the made plan and continues to allocate five previously identified housing sites. These sites were originally grouped under a single policy (BR7) but are now brought forward as individual, site-specific policies (BR1a–e), enabling clearer articulation of requirements for each site. The Review also continues to support the delivery of a Suitable Alternative Natural Greenspace (SANG) through Policy BR2.

3.9 The updated policy framework includes:

- **BR1a–e** – Site-specific housing allocations (carried forward and restructured)
- **BR2** – SANG (carried forward with updated references)
- **BR3** – Noise attenuation (carried forward with minor amendments)
- **BR4** – Community facilities (revised from BR9 with local detail added)
- **BR5** – Local Green Spaces (carried forward from BR10)

3.10 The following policies from the original 2019 plan have been removed:

- **BR1** – Settlement Boundary (now shown on the Purbeck Local Plan Policies Map)

- **BR4** – Groundwater Protection (duplicate of Local Plan policy and unlikely to impact decision taking)
- **BR6** – Affordable Housing Tenures (evidence out of date; Local Plan evidence now applies)
- **BR8** – North Street Employment Allocation (now covered by Purbeck Local Plan Policy EE1)

4. SEA Screening Assessment

4.1 The following table provides an assessment of the Bere Regis Neighbourhood Plan Review (BRNPR) against the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004, which determine the likelihood of significant environmental effects.

Characteristics of the Plan

Criteria	Assessment	Significant Effects Likely?
(a) The degree to which the plan sets a framework for projects and other activities	The BRNPR carries forward five previously allocated housing sites and introduces updated site-specific and thematic policies. These allocations are not specifically identified in the Local Plan (which sets out a generic requirement of 'around 122 homes' to be delivered by the Neighbourhood Plan, so the Neighbourhood Plan sets a framework for projects at the local level.	**Yes**
(b) The degree to which the plan influences other plans and programmes	The BRNPR is required to be in general conformity with the adopted Purbeck Local Plan (2024) and national policy. Local Plans are not required to adhere to adopted neighbourhood planning policies, so it does not constrain other plans.	**No**

(c) The relevance of the plan for the integration of environmental considerations	It is not the duty of the neighbourhood plan to ensure that all environmental considerations are upheld. The Plan adds local detail by incorporating updated policy wording (reflecting planning history on allocated sites) to cover flood risk, climate resilience, biodiversity net gain, and mitigation of recreational pressure in allocations.	**No**
(d) Environmental problems relevant to the plan	The Neighbourhood Area includes sensitive receptors such as Poole Harbour SPA and Dorset Heathlands SAC/SPA (further detail on these are in Appendix 1). Key issues include nitrogen loading, flood risk, and recreational impacts, which the Plan seeks to mitigate through SANG delivery, BNG and green infrastructure.	**Yes**
(e) Relevance for the implementation of Community environmental legislation	The Neighbourhood Plan Review includes development proposals within a sensitive catchment area that is subject to environmental protections under retained EU legislation, such as the Conservation of Habitats and Species Regulations 2017. It must demonstrate that development will not harm nearby protected sites, including Poole Harbour SPA, which is designated under the Habitats Directive.	**Yes**

Characteristics of the Effects and the Area Likely to Be Affected

Criteria	Assessment	Significant Effects Likely?
(a) Probability, duration, frequency, and reversibility of the effects	Effects from development (e.g. habitat loss, increased pressure on infrastructure) are long-term and in some cases irreversible, though this has been considered in a previous SEA and HRA (Appendix 2 + 3).	**Yes**
(b) Cumulative nature of the effects	The Neighbourhood Plan contributes to wider cumulative impacts on Poole Harbour SPA and Dorset Heathlands, particularly in relation to recreation and nutrient discharge.	**Yes**
(c) Transboundary nature of the effects	No transboundary effects are expected.	**No**
(d) Risks to human health or the environment	The BRNPR supports a limited scale of development, focused on sites already allocated in the made plan. While construction may give rise to temporary, localised effects such as dust, noise or increased traffic, these are not expected to pose significant risks to human health and can be addressed through normal development management controls.	**No**

	Environmental risks such as surface water flooding and nutrient pollution are also relevant, but are managed through existing mitigation frameworks including site-specific policies, nutrient neutrality requirements, and Dorset Council's strategic mitigation schemes. The plan does not involve hazardous uses, development on contaminated land, or development in an Air Quality Management Area.	
(e) Magnitude and spatial extent of the effects	The Plan covers a single parish. While limited in spatial extent, the area includes multiple sensitive environmental assets and receptors.	**Yes**
(f) Value and vulnerability of the area	The Neighbourhood Area includes or is near multiple European sites, a Conservation Area, and designated ancient woodland. Recreational pressure, urban edge effects, and landscape sensitivity are relevant.	**Yes**
(g) Effects on areas with recognised protection status	Potential indirect effects on Poole Harbour SPA, Dorset Heathlands SAC/SPA/Ramsar, and multiple SSSIs. These will require mitigation to avoid likely significant effects.	**Yes**

5. Screening Conclusion

5.1 This screening opinion has considered the scope and content of the Bere Regis Neighbourhood Plan Review (BRNPR) against the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

5.2 Although the BRNPR represents a partial review of the made Neighbourhood Plan and introduces no new site allocations, it retains and updates five previously allocated housing sites that are not allocated in the adopted Local Plan. The Neighbourhood Area includes, and lies within the zone of influence of, several sensitive environmental receptors, including Poole Harbour SPA and the Dorset Heathlands SAC/SPA/Ramsar sites. Potential for significant environmental effects arises particularly in relation to biodiversity, water quality, flood risk, landscape character, and cumulative recreational pressure.

5.3 Given the location of the allocated sites within a designated nutrient sensitive catchment and the continuing need for nitrogen mitigation, along with the proximity to multiple protected habitats, the plan is likely to give rise to significant environmental effects if not appropriately mitigated.

5.4 **It is therefore the opinion of the Qualifying Body that the Bere Regis Neighbourhood Plan Review will require a Strategic Environmental Assessment (SEA).**

5.5 This conclusion has been presented to the statutory consultation bodies, which have in response confirmed that they agree with this conclusion in accordance with Regulation 9(2) of the SEA Regulations.

5.6 A scope for the SEA Environmental Report is included in Appendix 1 (below).

Appendix 1. Scoping Report

A.1 This appendix sets out the draft scope for the Strategic Environmental Assessment (scoping opinion) of the Bere Regis Neighbourhood Plan Review (BRNPR). It is provided to support consultation with the statutory environmental bodies under Regulation 12(5) of the Environmental Assessment of Plans and Programmes Regulations 2004.

A.2 The purpose of this exercise is to determine the appropriate scope and level of detail for the SEA in recognition that the Review is making only limited changes to the original (2019) made Neighbourhood Plan. As such, this is not a new or substantively different plan, but a review of an existing plan that was previously subject to SEA and HRA. The updated SEA will therefore focus on **what has changed** since the original assessment was undertaken.

A.3 This scoping report (to be read in conjunction with the contextual information set out within the screening report, above) outlines the baseline information, key environmental issues, and proposed SEA objectives that will be used to assess the environmental implications of any policy changes or retained allocations. It is intended to ensure that the scope of the assessment remains targeted, relevant, and proportionate to the scale and content of the reviewed plan.

A.4 The statutory consultation bodies are invited to consider the scope and methodology outlined in this appendix, including the identification of relevant environmental topics (Section A2), the review of strategic policy context (Section A3), and the proposed SEA objectives and assessment framework (Section A4). If the screening determination is confirmed and SEA is required, feedback from these bodies will be used to finalise the scoping opinion and ensure the SEA proceeds on an appropriate and proportionate basis.

1. Relevant Plans, Policies and Programmes

A.5 Under the SEA Regulations, the assessment must take into account "the objectives of the plan or programme and its relationship with other relevant plans and programmes" (Schedule 2, para 5). This includes international, national, and local plans and policies that influence the scope and direction of the Neighbourhood Plan and SEA.

A.6 This section provides a focused summary of key plans, policies and strategies that are considered most relevant to the Bere Regis Neighbourhood Plan Review and its likely environmental effects. These documents help shape the SEA objectives, inform the policy context for the environmental baseline, and highlight any obligations or environmental targets the Neighbourhood Plan should reflect or support.

A.7 Given that topic-specific constraints and issues have already been addressed in detail in Section A2, this section is not intended to repeat that material. Instead, it identifies higher-level policy documents that guide the SEA at a strategic level, particularly where they:

- Set out environmental protection requirements (e.g. for biodiversity, climate or heritage),
- Introduce new legal or regulatory duties (e.g. biodiversity net gain),
- Influence mitigation expectations (e.g. nutrient neutrality, LNRS priorities), or
- Establish the spatial or development framework within which the Neighbourhood Plan must operate.

A.8 A short summary table is provided below. This list is not exhaustive, but captures strategically significant PPPs which are relevant to the scope of the SEA for the Bere Regis Neighbourhood Plan Review. Further references may be drawn into the Environmental Report as part of policy or site-specific assessment.

Table of Relevant PPPs

Plan / Programme	Relevance to SEA	Implications for the BRNPR SEA
National Planning Policy Framework (2025 update)	Sets national expectations on sustainable development, climate change, heritage, biodiversity, and design	SEA must assess how the plan supports or reflects national policy objectives, especially in relation to climate adaptation, flood risk, and biodiversity net gain
Environment Act 2021	Introduces legal requirement for 10% Biodiversity Net Gain, Local Nature Recovery Strategies (LNRS), and stronger duties on water and air quality	The SEA must consider how the plan supports BNG delivery and contributes to LNRS objectives where relevant
Purbeck Local Plan (Adopted 2024)	Sets out spatial strategy, infrastructure policy, and nutrient mitigation approach within which the NP must operate. Defines the number of homes that can be allocated in the NP area.	The NP must align with the Local Plan evidence base, mitigation framework, and strategic environmental assessments
Dorset Local Nature Recovery Strategy (LNRS – draft)	Identifies areas of strategic opportunity for habitat creation, enhancement and ecological connectivity	SEA should consider whether NP policies support LNRS delivery

Dorset Council Biodiversity Appraisal Protocol	Local validation and assessment process for biodiversity, including ecological survey standards and mitigation expectations	Applies to all development sites of 0.1ha or greater in size. SEA should reflect these local standards when considering site-level ecological implications and mitigation sufficiency.
Habitats Regulations (as amended 2019)	Requires assessment and avoidance of likely significant effects on protected habitats and species (e.g. Poole Harbour SPA, Dorset Heathlands)	SEA should acknowledge that HRA is undertaken separately, but ensure that plan policies and mitigation reflect HRA findings and legal obligations
UK Climate Change Act and Net Zero Strategy	Establishes national legal duty to reduce greenhouse gas emissions and increase climate resilience	SEA must consider whether NP policies help support adaptation to climate change, e.g. through green infrastructure, SuDS, and flood avoidance

2. Environmental Topics and Scoping Rationale

A.9 This section summarises the key environmental characteristics of the Bere Regis Neighbourhood Area under each of the SEA topic headings, along with any known constraints or pressures relevant to the Neighbourhood Plan Review.

A.10 Each topic has been structured to include a brief summary of relevant environmental designations or sensitivities, the conclusions reached in the original SEA scoping report for the made Neighbourhood Plan, any relevant changes in baseline data, legislation or local context since that time, and a revised scoping conclusion.

A.11 This ensures continuity with the previous assessment (Appendix 2) while providing a proportionate and up-to-date basis for determining which topics should remain in scope for the SEA.

Biodiversity, Flora and Fauna

Relevant Environmental Constraints:

A.12 The Bere Regis Neighbourhood Area lies within the zone of influence of several sensitive ecological designations, including:

- Dorset Heathlands SAC/SPA/Ramsar, approximately 300m from the settlement edge;
- Poole Harbour SPA and Ramsar, which receives hydrological input from the parish;
- Local Sites of Special Scientific Interest (SSSIs), including Black Hill Heath and Wareham Forest;
- Ancient woodland and mapped areas of priority habitat;
- Inclusion within a designated Local Nature Recovery Strategy (LNRS) opportunity area, with potential to enhance habitat connectivity.
- All ecological sites within 5km of the NA are listed below:

Local Nature Reserves (LNRs):

- Eight Acre Wood

National Nature Reserves (NNRs):

- Morden Bog
- Holton Heath

Ramsar Sites:

- Dorset Heathlands
- Poole Harbour

Special Protection Areas (SPAs):

- Poole Harbour
- Dorset Heathlands

Sites of Special Scientific Interest (SSSIs):

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

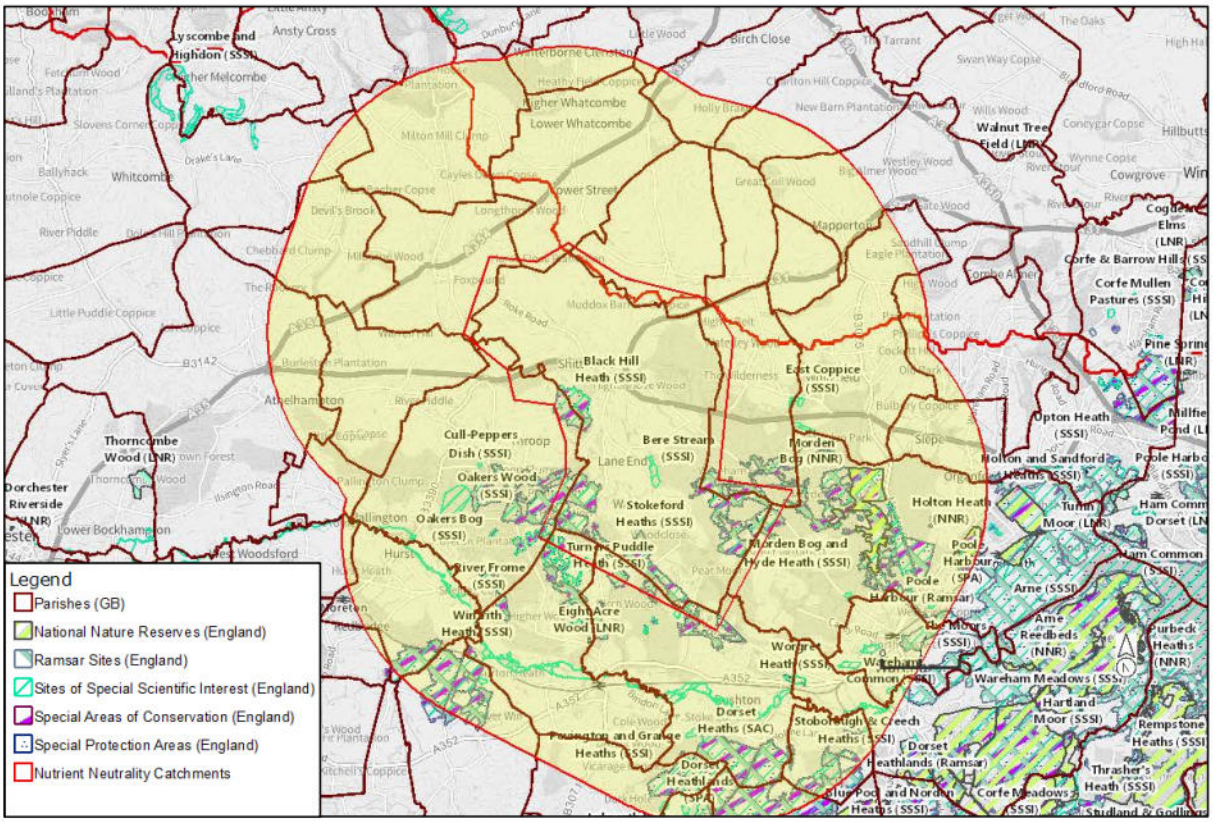
Special Areas of Conservation (SACs):

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

Nutrient Neutrality Catchments:

- Poole Harbour SPA/Ramsar

Figure 1. Ecological Constraints (5km Catchment)



Source: MAGIC maps

Table 1. Ancient Woodland within the NP Area

Name	Themname	Ref	Area
No Name	Ancient & Semi-Natural Woodland	1416382	3.418649
No Name	Ancient Replanted Woodland	1416384	11.781396
Pickard's Coppice	Ancient Replanted Woodland	1416360	0.562958
Bere Wood	Ancient Replanted Woodland	1115015	3.511584
Bere Wood	Ancient Replanted Woodland	1115015	246.303879
Bere Wood	Ancient & Semi-Natural Woodland	1115015	0.579049
Bere Wood	Ancient & Semi-Natural Woodland	1115015	10.547889
Bere Wood	Ancient & Semi-Natural Woodland	1115015	14.435498
Higher Hove Wood	Ancient & Semi-Natural Woodland	1115011	3.078807
Lower Hove Wood	Ancient & Semi-Natural Woodland	1115012	5.019092
Lower Hove Wood	Ancient & Semi-Natural Woodland	1115012	1.081912
Lower Hove Wood	Ancient Replanted Woodland	1115012	2.681109
Philliols Coppice	Ancient & Semi-Natural Woodland	1115014	1.950275
Tanpits Coppice	Ancient & Semi-Natural Woodland	1505384	0.87539

Conclusion of Original Scoping Report:

A.13 **Biodiversity was scoped in.** The original assessment identified proximity to sensitive European sites, and the potential for significant effects arising from recreational pressure, urban edge impacts, and water quality degradation. These were judged to warrant mitigation measures and further assessment.

Relevant Changes Since Previous SEA:

A.14 New legislative changes and other relevant contextual information is summarised below:

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

connectivity. Once adopted, this will bring increased BNG requirements for development in the local area.

- No new site allocations are proposed in the Neighbourhood Plan Review. However, the five existing housing sites have been carried forward with updated wording on ecological mitigation and design. Four of the five sites have been the subject of submitted planning applications and have therefore been subject to detailed planning discussions and, in some cases, further ecological assessment. Further information on the deliverability of these planning applications is available in evidence document **SE8**.
- Since 2012 – the start of the SEA / HRA process for the original Neighbourhood Plan – a number of new ecological sites have been designated in Dorset. These are listed below next to the distance away from Bere Regis. **Due to proximity, they would not be considered relevant to the SEA.**

Site	Date Designated	Grid Ref.	Distance from Bere Regis
Blackmore Vale Commons and Moors SSSI	04/12/2012	ST 739 116	24.9km
Down Farm SSSI	26/06/2019	ST 501 039	35.6km
Peveril Point and the Downs LNR	01/08/2022	SZ 035 784	25.0km
Lytchett Bay View LNR	15/06/2022	SY983923	13.8km
Rampisham Down SSSI	22/08/2013	ST 547 010	30.5km

Revised Scoping Conclusion:

A.15 **Scope in.** Although no new site allocations are introduced, the Neighbourhood Plan Review maintains housing proposals that lie within proximity of multiple designated habitats. Continued reliance on strategic mitigation (SANG provision) and new requirements under the BNG regime and forthcoming LNRSs mean that biodiversity remains a relevant environmental topic requiring assessment through the SEA. No new ecological sites have emerged within proximity to the Neighbourhood Area which need to be considered in the SEA, however, the SEA will need to confirm that the current mitigation (SANG provision) remains sufficient.

A.16 Natural England, in response to a draft of this Scoping Report, have confirmed that there are no comments on these conclusions, however, a request has been given to consider Annex 1 of its response in the full SEA assessment. This is set out in Appendix 3, below.

Water Pollution

Relevant Environmental Constraints:

A.17 Bere Regis Parish lies within the hydrological catchment of Poole Harbour SPA and Ramsar site, a designated nutrient-sensitive area due to the impacts of nitrogen and phosphorus enrichment. The Bere Stream runs through the settlement, and parts of the Neighbourhood Area fall within Flood Zones 2 and 3. The area is also known to be susceptible to groundwater flooding, and parts of the parish fall within Source Protection Zones for drinking water abstraction.

Figure 2. Water Pollution Designations



Source: MAGIC maps

Conclusion of Original Scoping Report:

A.18 **Water was scoped in** due to the potential for adverse effects on water quality, increased nutrient loading to Poole Harbour, and localised flood risk.

Relevant Changes Since Previous SEA:

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

Revised Scoping Conclusion:

A.19 **Scoped in.** Although the strategic position on nutrient neutrality has evolved, the Neighbourhood Plan continues to apply to an area with identified water quality and flood risk sensitivities. The presence of European sites downstream, the need for continued nitrogen mitigation, and the known surface and groundwater flood risks justify retaining water as a scoped-in SEA topic to confirm whether any further mitigation is required.

Air Quality

Relevant Environmental Constraints:

A.20 There are no Air Quality Management Areas (AQMAs) within or adjacent to the Bere Regis Neighbourhood Area. The parish is a rural location with generally good baseline air quality and low background levels of air pollution. The main sources of emissions are likely to be related to local traffic and domestic heating. The A35 trunk road lies partly within the parish boundary and may be a minor contributor to regional background concentrations of NO_2 and PM.

Conclusion of Original Scoping Report:

A.21 **Air quality was scoped out.** The 2013 scoping report and subsequent SEA concluded that the scale and type of development proposed in the Neighbourhood Plan was unlikely to result in significant adverse effects on air quality, either alone or in combination. Mitigation Measures Identified in the original plan included the encouragement of walking and cycling and the protection and expansion of informal open space and green infrastructure.

Relevant Changes Since Previous SEA:

- No AQMAs have been declared within Dorset Council's administrative area that would affect Bere Regis.
- Four of the five site allocations have been the subject of planning applications, with no air quality objections or significant mitigation requirements arising.

Revised Scoping Conclusion:

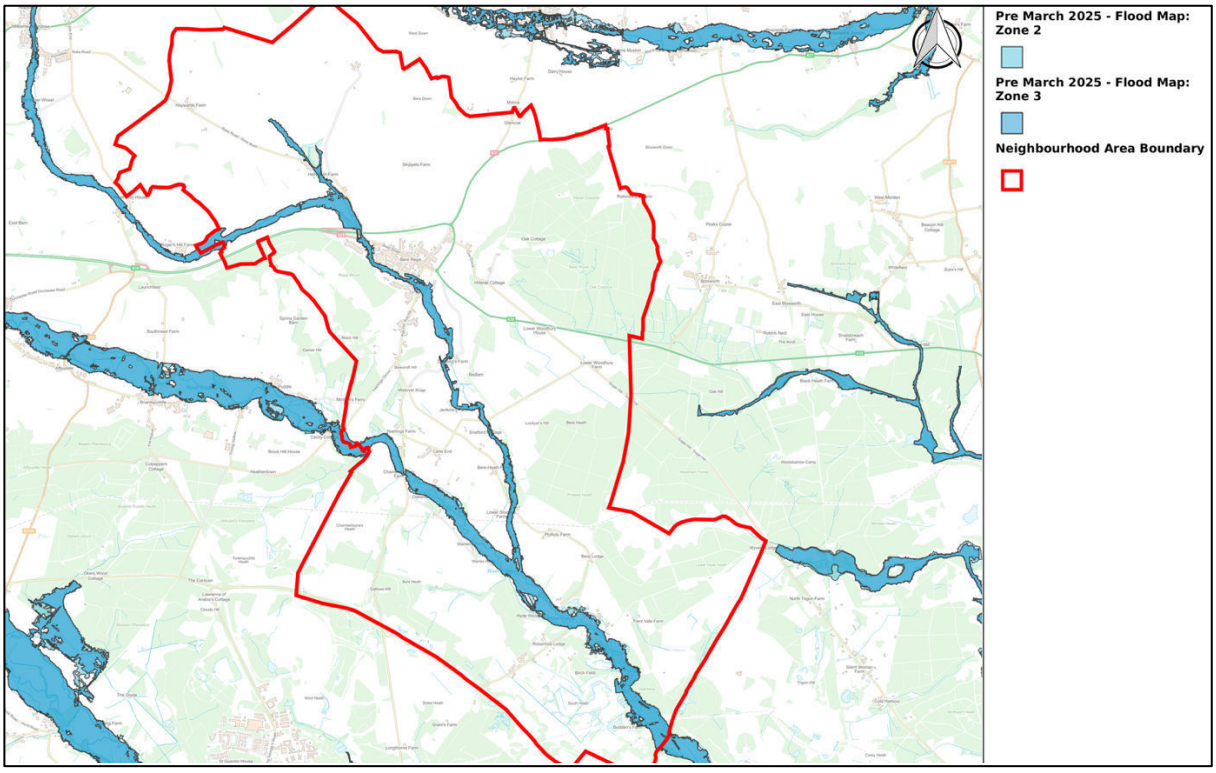
A.22 **Scoped out.** The Bere Regis Neighbourhood Plan Review is not expected to give rise to significant effects on air quality. No designated air quality constraints apply within the Neighbourhood Area. Potential construction-related dust and vehicle emissions are short-term, localised, and can be controlled through standard planning conditions.

Climactic Factors

Relevant Environmental Constraints:

A.23 Bere Regis is affected by fluvial, surface water, and groundwater flooding, with the Bere Stream flowing through the settlement. Parts of the parish lie within Flood Zones 2 and 3, and the topography and underlying geology make the area vulnerable to groundwater flooding, particularly after prolonged rainfall. There is currently no large-scale renewable energy infrastructure within the Neighbourhood Area.

Figure 3. Flood Zone Map



Source: XMAPs

Conclusion of Original Scoping Report:

A.24 **Climatic factors were scoped in**, primarily due to flood risk and the need for climate adaptation. The SEA identified the importance of locating development away from high-risk areas and promoting sustainable

drainage to support resilience. Green infrastructure and low-carbon design were encouraged but not formally required at the time.

A.25 Mitigation included avoidance of flood prone locations for site allocations, in addition to policy support for SuDS and flood attenuation. The retention of community facilities and SANG provision also contributed positive climatic effects due to a reduced need to travel outside the parish.

Relevant Changes Since Previous SEA:

- Changes to national policy (NPPF) including a greater emphasis on climate mitigation and adaptation.
- The Environment Act 2021 reinforces the role of green infrastructure in building climate resilience.
- Four of the five site allocations have been the subject of planning applications, during which flood risk and drainage issues have been examined through site-specific flood risk assessments and drainage strategies.

Revised Scoping Conclusion:

A.26 **Scoped in.** The Neighbourhood Plan Review applies to an area with recognised climate vulnerabilities, particularly in relation to flood risk and ground conditions. The SEA will need to confirm whether any further mitigation measures are required.

Cultural Heritage

Relevant Environmental Constraints:

A.27 Bere Regis contains a number of designated heritage assets, including:

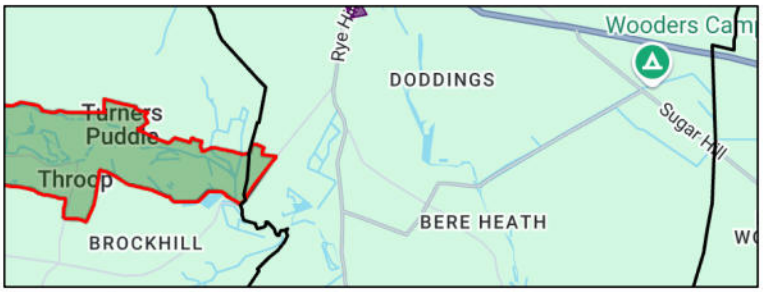
- The Bere Regis Conservation Area encompasses much of the historic village core (Figure 4). A small triangle of land within the Neighbourhood Area lies within the Piddle Valley conservation area (Figure 5).
- Several listed buildings, consisting of Grade II* assets and the Grade I listed Church of St John the Baptist, lie within the Neighbourhood Area. A large number of these lie within Bere Regis itself, as show on Table 2 and Figure 6.
- Known areas of archaeological interest, particularly within and surrounding the historic settlement core.
- There are no World Heritage Sites located within or in proximity to the Neighbourhood Area. There are no Registered Parks and Gardens within the Neighbourhood Area (the park and garden associated with Anderson Manor is located 1.7km to the north east of the Neighbourhood Area).
- Multiple Scheduled Monuments are located within the Neighbourhood Area, as shown on Table 3 and Figure 7.

Figure 4. Bere Regis Conservation Area



Source: Landstack

Figure 5. Piddle Valley Conservation Area



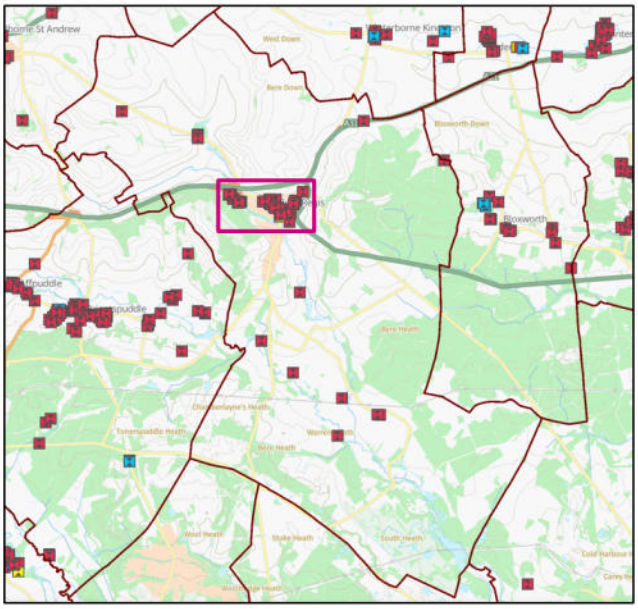
Source: Landstack

Table 2. Listed Buildings in Bere Regis Parish

NAME	GRADE	EASTING	NORTHING	HYPERLINK
THE BOWER	II	384962	94948	https://historicengland.org.uk/listing/the-list/list-entry/1120531
THE OLD SCHOOL HOUSE	II	384685	95024	https://historicengland.org.uk/listing/the-list/list-entry/1119886
LOWER STOCKLEY FARM HOUSE	II	385721	91890	https://historicengland.org.uk/listing/the-list/list-entry/1119887
67 BUTT LANE	II	384582	95021	https://historicengland.org.uk/listing/the-list/list-entry/1119888
CULEAZE FARM HOUSE	II	384954	92288	https://historicengland.org.uk/listing/the-list/list-entry/1119889
1 and 2 Hollow Oak	II	385058	93558	https://historicengland.org.uk/listing/the-list/list-entry/1119890
6 AND 7 NORTH STREET	II	384998	95001	https://historicengland.org.uk/listing/the-list/list-entry/1119891
THE ACORN	II	384871	94846	https://historicengland.org.uk/listing/the-list/list-entry/1120590
APPLE GARTH	II	384858	94824	https://historicengland.org.uk/listing/the-list/list-entry/1120591
ROKE FARM HOUSE INCLUDING ATTACHED OUTBUILDING ON NORTH-WEST	II	383453	96044	https://historicengland.org.uk/listing/the-list/list-entry/1120592
BOUNDARY WALLS AND GATE PIERS AT ROKE FARM	II	383452	96027	https://historicengland.org.uk/listing/the-list/list-entry/1120593
BARN AT ROKE FARM 30 M SOUTH OF THE HOUSE INCLUDING ATTACHED GRANARY/CARTSHED ON SOUTH	II	383456	95989	https://historicengland.org.uk/listing/the-list/list-entry/1120594
NO 4 SHITTERTON	II	384087	94993	https://historicengland.org.uk/listing/the-list/list-entry/1120595
DAIRY COTTAGE	II	384007	95038	https://historicengland.org.uk/listing/the-list/list-entry/1120596
NO 12 SHITTERTON	II	384020	95032	https://historicengland.org.uk/listing/the-list/list-entry/1120597
COURT FARM COTTAGES INCLUDING STABLE AND GRANARY AT EAST END.	II	384895	94669	https://historicengland.org.uk/listing/the-list/list-entry/1120598
72 WEST STREET	II	384572	94969	https://historicengland.org.uk/listing/the-list/list-entry/1120599
75 WEST STREET	II	384604	94948	https://historicengland.org.uk/listing/the-list/list-entry/1120600
THE DRAX ARMS INCLUDING THE ATTACHED STABLE AT REAR	II	384703	94896	https://historicengland.org.uk/listing/the-list/list-entry/1120601
90 WEST STREET	II	384799	94839	https://historicengland.org.uk/listing/the-list/list-entry/1120602
THE ROYAL OAK INN INCLUDING ATTACHED STABLE RANGE ON SOUTH	II	384819	94811	https://historicengland.org.uk/listing/the-list/list-entry/1120603
MANOR FARM HOUSE	II	384650	94901	https://historicengland.org.uk/listing/the-list/list-entry/1120604
SHITTERTON FARM HOUSE	II	383976	95093	https://historicengland.org.uk/listing/the-list/list-entry/1170943
BARN ATTACHED ON SOUTH TO STABLES NORTH-WEST OF SHITTERTON FARM HOUSE	II	383939	95093	https://historicengland.org.uk/listing/the-list/list-entry/1170948
NO 17 SHITTERTON	II	384084	94968	https://historicengland.org.uk/listing/the-list/list-entry/1170951
PARISH CHURCH OF ST JOHN THE BAPTIST	I	384742	94756	https://historicengland.org.uk/listing/the-list/list-entry/1170978
WOODBURY COTTAGE	II	384587	94960	https://historicengland.org.uk/listing/the-list/list-entry/1171009
NOS 85A (POST OFFICE) AND 85 (JEEVES BUTCHERS)	II	384682	94906	https://historicengland.org.uk/listing/the-list/list-entry/1171017
89 WEST STREET	II	384760	94861	https://historicengland.org.uk/listing/the-list/list-entry/1171038
NO 91 AND ADJOINING SHOP	II	384812	94837	https://historicengland.org.uk/listing/the-list/list-entry/1171042
NO 26 (THE CEDARS) INCLUDING ATTACHED BOUNDARY WALLS ON NORTH WEST	II	384796	94820	https://historicengland.org.uk/listing/the-list/list-entry/1171054
40 WEST STREET	II	384480	94989	https://historicengland.org.uk/listing/the-list/list-entry/1171058
16 BLIND STREET	II	384918	94816	https://historicengland.org.uk/listing/the-list/list-entry/1251226
BOUNDARY WALL AND SUMMER HOUSE ADJOINING SHITTERTON HOUSE ON WEST	II	384137	94988	https://historicengland.org.uk/listing/the-list/list-entry/1251227
ROBINSWOOD FARM HOUSE	II	387328	95637	https://historicengland.org.uk/listing/the-list/list-entry/1251228

GRANARY AT PHILLIOLS FARM 90 METRES SOUTH-WEST OF THE HOUSE	II	386322	91627	https://historicengland.org.uk/listing/the-list/list-entry/1262858
87 WEST STREET	II	384718	94886	https://historicengland.org.uk/listing/the-list/list-entry/1305779
59 AND 60 WEST STREET	II	384513	94995	https://historicengland.org.uk/listing/the-list/list-entry/1305804
BOUNDARY WALL ATTACHED TO NO 18 ON EAST	II	384117	94984	https://historicengland.org.uk/listing/the-list/list-entry/1305825
14 NORTH STREET	II	384883	94869	https://historicengland.org.uk/listing/the-list/list-entry/1305845
17 NORTH STREET	II	384848	94827	https://historicengland.org.uk/listing/the-list/list-entry/1323265
104 AND 105 NORTH STREET	II	384981	95003	https://historicengland.org.uk/listing/the-list/list-entry/1323266
ROKE BARN 1250M WEST NORTH WEST OF ROKE FARM HOUSE	II	382260	96408	https://historicengland.org.uk/listing/the-list/list-entry/1323267
NO 3 INCLUDING BOUNDARY WALL TO EAST	II	384096	94986	https://historicengland.org.uk/listing/the-list/list-entry/1323268
STABLES 20 METRES NORTH WEST OF SHITTERTON FARM HOUSE	II	383950	95106	https://historicengland.org.uk/listing/the-list/list-entry/1323269
HONEYCOMBE COTTAGE	II	384106	94970	https://historicengland.org.uk/listing/the-list/list-entry/1323270
WARREN HOUSE	II	385649	91296	https://historicengland.org.uk/listing/the-list/list-entry/1323271
83 WEST STREET	II	384669	94914	https://historicengland.org.uk/listing/the-list/list-entry/1323272
CENTRAL STORES	II	384729	94880	https://historicengland.org.uk/listing/the-list/list-entry/1323273
34 WEST STREET	II	384672	94888	https://historicengland.org.uk/listing/the-list/list-entry/1323274
BARN AT PHILLIOLS FARM 150 M WEST-SOUTH-WEST OF THE HOUSE	II	386282	91634	https://historicengland.org.uk/listing/the-list/list-entry/1323635
CHAMBERLAYNES MILL FARMHOUSE	II	384458	92793	https://historicengland.org.uk/listing/the-list/list-entry/1323636
TOWNSEND FARM HOUSE	II	385107	95142	https://historicengland.org.uk/listing/the-list/list-entry/1323637
8 NORTH STREET	II	384961	94958	https://historicengland.org.uk/listing/the-list/list-entry/1323638
BERE REGIS WAR MEMORIAL	II	384760	94782	https://historicengland.org.uk/listing/the-list/list-entry/1392623
Milestone on southside of the A31 NE of Bere Regis	II	386064	96261	https://historicengland.org.uk/listing/the-list/list-entry/1429658

Figure 6. Listed Buildings



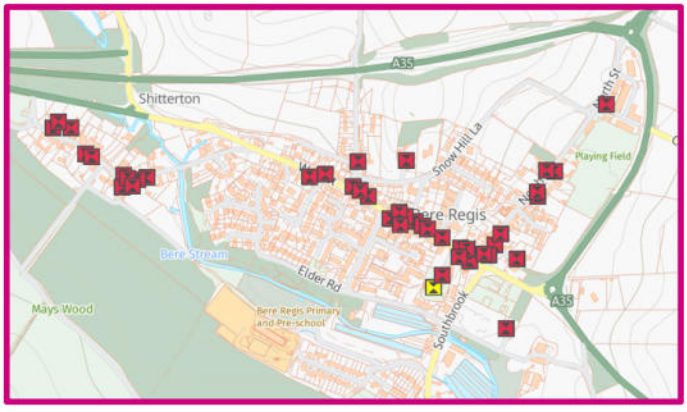
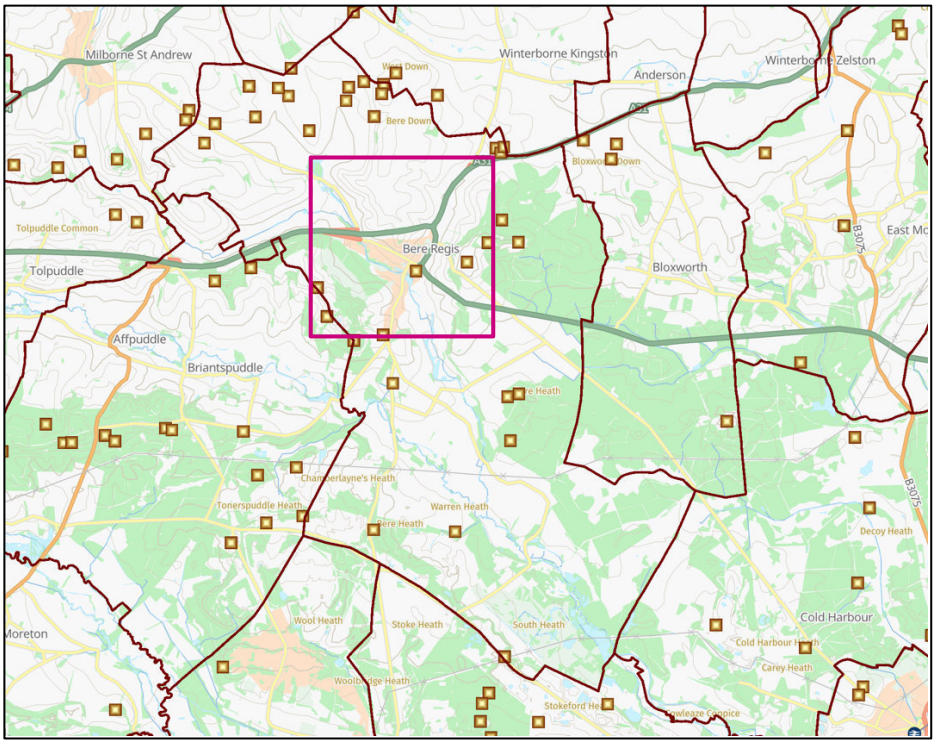


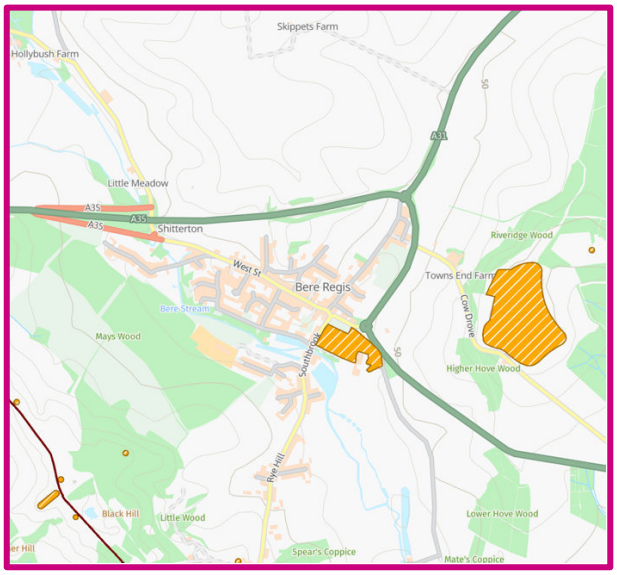
Table 3. Scheduled Ancient Monuments in the NP area

Name	Easting	Northing	Area (Ha)	Hyperlink
Bowl barrow on Gallows Hill	384326	91023	0.057208	https://historicengland.org.uk/listing/the-list/list-entry/1015343
Manorial settlement at Court Farm	384922	94668	2.604124	https://historicengland.org.uk/listing/the-list/list-entry/1015352
Bowl barrow on Lockyer's Hill 820m south west of Lower Woodbury Farm	386376	92938	0.037963	https://historicengland.org.uk/listing/the-list/list-entry/1015363
Bowl barrow on Lockyer's Hill 760m north east of Bere Heath Farm	386215	92900	0.019683	https://historicengland.org.uk/listing/the-list/list-entry/1015364
Bowl barrow 610m east of Bere Heath Farm	386255	92279	0.0615	https://historicengland.org.uk/listing/the-list/list-entry/1015365
Bowl barrow 210m west of Oak Cottage	385937	95072	0.037987	https://historicengland.org.uk/listing/the-list/list-entry/1015368
Four bowl barrows 240m east of Oak Cottage	386367	95080	0.327721	https://historicengland.org.uk/listing/the-list/list-entry/1015369
Bowl barrow 250m north of Oak Cottage	386136	95390	0.065961	https://historicengland.org.uk/listing/the-list/list-entry/1015370
Bowl barrow 190m north west of Bere Down Farm	383938	97072	0.100201	https://historicengland.org.uk/listing/the-list/list-entry/1015376
Bowl barrow 460m north east of Bere Down Farm	384190	97343	0.07917	https://historicengland.org.uk/listing/the-list/list-entry/1015377
Bowl barrow 590m north east of Bere Down Farm	384466	97300	0.089378	https://historicengland.org.uk/listing/the-list/list-entry/1015378
Bowl barrow 320m east of Bere Down Farm	384334	96849	0.044534	https://historicengland.org.uk/listing/the-list/list-entry/1015379
Bowl barrow 500m north east of Bere Down Farm	384442	97170	0.079171	https://historicengland.org.uk/listing/the-list/list-entry/1015380
Three bowl barrows 515m south east of East Field Farm the easternmost known as Bolton's Barrow	386049	96395	0.558691	https://historicengland.org.uk/listing/the-list/list-entry/1015381
Bowl barrow 600m south east of East Field Farm	386118	96339	0.102392	https://historicengland.org.uk/listing/the-list/list-entry/1015382
Bowl barrow 600m ESE of East Field Farm	386164	96418	0.049469	https://historicengland.org.uk/listing/the-list/list-entry/1015383
Bowl barrow 515m south of the southern extent of Horse Close Plantation	383124	97139	0.123704	https://historicengland.org.uk/listing/the-list/list-entry/1015386
Bowl barrow 120m south of the southern extent of Horse Close Plantation	383161	97530	0.044533	https://historicengland.org.uk/listing/the-list/list-entry/1015387
Long barrow on Bere Down 1100m north east of Roke Barn	382983	97250	0.293997	https://historicengland.org.uk/listing/the-list/list-entry/1015329
Bowl barrow 790m north east of Haywards Farm	382569	97274	0.069584	https://historicengland.org.uk/listing/the-list/list-entry/1015330
Four bowl barrows 600m east and 650m north east of Haywards Farm	382660	96840	0.469715	https://historicengland.org.uk/listing/the-list/list-entry/1015331
Two bell barrows and a bowl barrow 200m north east of Haywards Farm	382091	96748	0.276143	https://historicengland.org.uk/listing/the-list/list-entry/1015332
Three bowl barrows 230m south west of Haywards Farm	381939	96475	0.420586	https://historicengland.org.uk/listing/the-list/list-entry/1015333
Hillfort ridge and furrow holy well and medieval chapel on Woodbury Hill	385655	94804	9.602988	https://historicengland.org.uk/listing/the-list/list-entry/1016042
Two bowl barrows both 350m north east of Spring Garden Barn	383534	94437	0.072593	https://historicengland.org.uk/listing/the-list/list-entry/1015898
Bell barrow on Blackhill Clump 470m north of Mintern's Ferry	384047	93690	0.166021	https://historicengland.org.uk/listing/the-list/list-entry/1015899
Two bowl barrows 350m north of Bere Down Farm	383974	97263	0.120947	https://historicengland.org.uk/listing/the-list/list-entry/1016072
The Hundred Barrow a bowl barrow 350m south west of Chalk Pit Farm	384460	93771	0.041479	https://historicengland.org.uk/listing/the-list/list-entry/1015892

Two bowl barrows on South Heath 900m SSE of The Bungalow	386174	89234	0.172735	https://historicengland.org.uk/listing/the-list/list-entry/1017694
The End Barrow a bowl barrow 320m south west of White House	384596	93088	0.056697	https://historicengland.org.uk/listing/the-list/list-entry/1017462
Three bowl barrows 650m south west of Bere Down Farm	383422	96648	0.464118	https://historicengland.org.uk/listing/the-list/list-entry/1018193
Bowl barrow on Warren Heath 350m south west of Warren House	385476	90997	0.085441	https://historicengland.org.uk/listing/the-list/list-entry/1019367

Figure 7. Scheduled Ancient Monuments





Conclusion of Original Scoping Report:

A.28 **Cultural heritage was scoped in.** The original assessment identified the sensitivity of the built environment and the potential for development to affect the setting of listed buildings, the character of the Conservation Area, and archaeological remains. Policies were included to guide design and layout, with emphasis on preserving local character.

Relevant Changes Since Previous SEA:

- North east of Bere Regis settlement, the Milestone on southside of the A31 NE of Bere Regis was listed on the register of historic assets (List Entry 1429658, Grade II).
- Four of the five sites have progressed to planning application stage, at which point heritage impacts were assessed in more detail. These assessments have informed the updated design requirements in the plan.

Revised Scoping Conclusion:

A.29 **Scoped in.** The Neighbourhood Plan Review continues to allocate development in close proximity to designated and non-designated heritage assets. While previous assessments and planning applications provide evidence that these impacts can be mitigated, the sensitivity of the historic environment and the importance of preserving local character mean that cultural heritage remains a relevant topic for assessment through the SEA.

A.30 Historic England, in response to the above draft conclusion, have confirmed in Appendix 3 that there are no comments on these conclusions, other than to request that HE guidance is considered in full SEA, some of which has been introduced since the original SEA.

Landscape

Relevant Environmental Constraints:

A.31 The Neighbourhood Area is characterised by a distinctive valley landscape, with the settlement nestled within a shallow basin between surrounding ridgelines. The following considerations include:

- Locally valued views and ridgelines, particularly to and from Black Hill and Chamberlayne's Hill.
- Undeveloped slopes and skylines that contribute to village character and the sense of separation from surrounding development.
- Landscape character types defined in the Dorset Council Landscape Character Assessment, including Open Chalk Downland and Wooded Escarpments.
- No National Landscapes (AONB) fall within the parish, but they lie close to the north and south of the neighbourhood area. The local setting is highly sensitive to change.
- Green belt land adjoins the eastern boundary of the neighbourhood area.

Figure 8. National Landscape (Red)

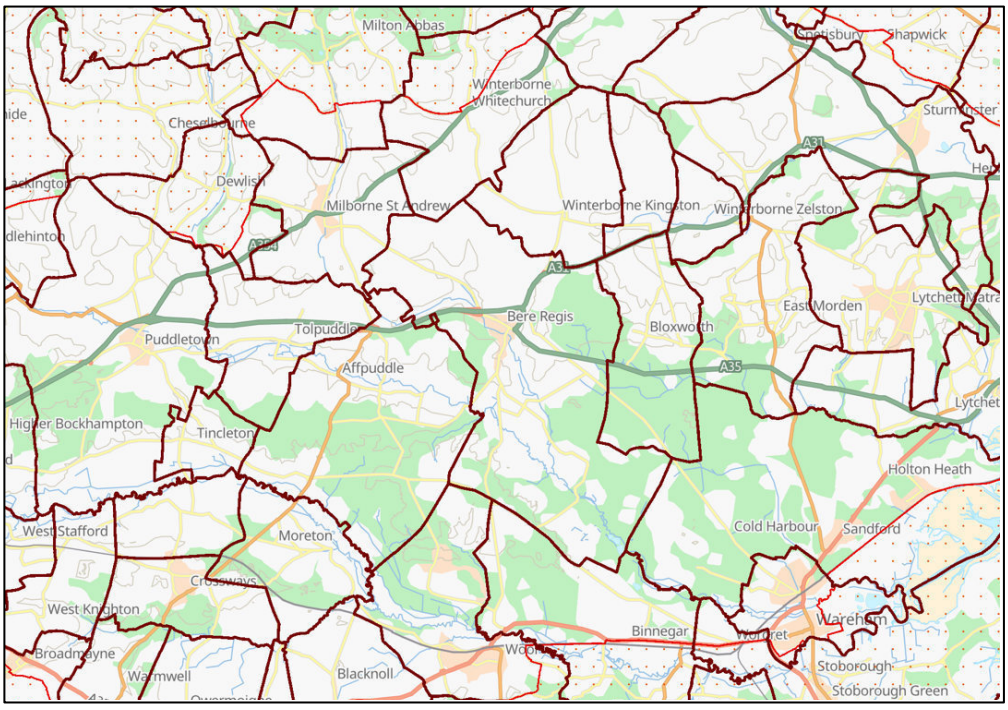
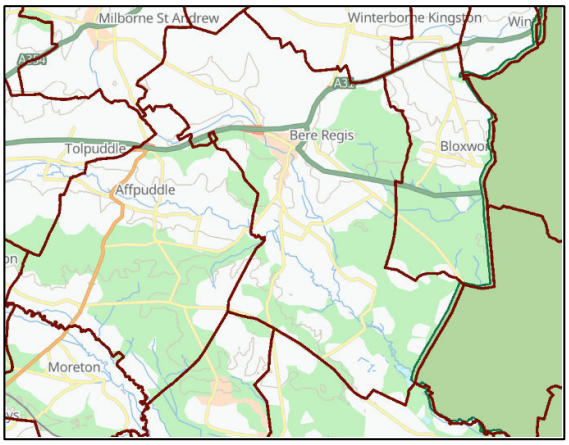


Figure 9. Green Belt (Green)



Conclusion of Original Scoping Report:

A.32 **Landscape was scoped in** due to the visual sensitivity of Bere Regis' setting and the importance of protecting views into and out of the village. While not within a nationally designated landscape, the original SEA highlighted the need for sensitive site selection, landscape buffering, and retention of green edges.

Relevant Changes Since Previous SEA:

A.33 The landscape baseline has not materially changed — no new designations or updated character assessments have altered the status of the landscape since 2018. Four of the five allocated sites have been subject to planning applications, which included landscape and visual impact considerations. Outcomes from these applications have informed the updated policy wording now included in the Plan.

Revised Scoping Conclusion:

A.34 **Scoped in.** Although the sites are carried forward and visual sensitivities are well-understood, the landscape setting of Bere Regis is a key component of its character. Development on the edge of the village has potential to affect views, local distinctiveness, and settlement form. Landscape therefore is likely to remain a relevant and scoped-in topic for SEA purposes.

Material Assets and Soil

Relevant Environmental Constraints:

A.35 Bere Regis is a rural parish with limited strategic infrastructure. Most of the parish is grade 3 a or b agricultural land. The village has a small number of local services and facilities including a primary school, shop, pub, and community hall, local employment sites and workshops. There is a constrained local road network within the settlement. Wastewater infrastructure is capacity-limited. Bus services are available.

Conclusion of Original Scoping Report:

A.36 **Scoped out.** Material assets and Soil were implicitly considered through baseline references to infrastructure, utilities, and community facilities, but the topic was not identified as a stand-alone SEA issue.

Relevant Changes Since Previous SEA:

A.37 The Purbeck Local Plan (2024) now provides updated infrastructure policies to ensure that developments deliver what is proportionate and justified. Infrastructure needs and constraints have been reviewed for four of the five sites proposed for allocation. No comments have been submitted to suggest that these would create impacts for material assets.

Revised Scoping Conclusion:

A.38 **Scoped out.** The Neighbourhood Plan Review does not place new pressure on infrastructure and material assets (including soil) beyond what was already planned and previously assessed. Site-specific infrastructure needs have largely been addressed through planning applications, and no strategic upgrades are proposed within the Plan itself. Material assets are therefore not considered likely to give rise to significant environmental effects in the context of the SEA Regulations.

Population and Human Health

Relevant Environmental Constraints:

A.39 Bere Regis has an ageing population and limited access to higher-tier health services. The village is served by a local GP surgery and a dentist, but residents rely on nearby towns such as Wareham or Dorchester for hospital and acute care provision. Other relevant considerations include:

- Limited public transport options.
- Generally good access to the countryside.
- No designated Air Quality Management Areas (AQMAs) or known local environmental health risks;

Conclusion of Original Scoping Report:

A.40 **Scoped out.** Population and health were considered in terms of accessibility, green infrastructure, and quality of life. While not assessed as a discrete SEA topic, these themes were addressed through objectives linked to sustainable travel, access to services, and provision of open space. Mitigation Measures identified in the Original Plan and SEA included the allocation of a Suitable Alternative Natural Greenspace (SANG) to promote recreation, and support for pedestrian and cycle connectivity, enabling healthier modes of local travel.

Relevant Changes Since Previous SEA:

A.41 Four of the five sites have been subject to planning applications, during which public access and health-related infrastructure issues have been considered and no significant objections were raised.

Revised Scoping Conclusion:

A.42 **Scoped out.** While the Neighbourhood Plan supports community wellbeing through green infrastructure, active travel, and access to services, it is not expected to generate significant health-related environmental effects, having considered changes since the original SEA.

Scoping Summary Table:

SEA Topic	Scoped In?	Justification
Biodiversity, Flora and Fauna	**Yes**	The Neighbourhood Area lies within the zone of influence of multiple protected sites (Dorset Heathlands, Poole Harbour SPA). BNG requirements, nitrogen neutrality, and ecological mitigation remain relevant.
Water	**Yes**	The parish falls within a nutrient-sensitive catchment and contains areas of fluvial, surface water, and groundwater flood risk. Nutrient neutrality and SuDS remain key considerations.
Air	**No**	No AQMAs apply and the scale of development is modest. Construction and operational effects are short term, limited and localised.
Climatic Factors	**Yes**	Flood risk and adaptation to climate change remain important given local hydrology and the role of green infrastructure.
Cultural Heritage	**Yes**	Development may affect the setting of listed buildings and the Bere Regis Conservation Area. Heritage-sensitive design remains necessary.
Landscape	**Yes**	Development on the edge of the village could impact locally valued views and landscape character. Issues previously assessed remain relevant in the current planning context.
Material Assets and Soil	**No**	Infrastructure pressures and losses to Agricultural land are unchanged and have largely been addressed through the previous plan-making process and subsequent applications. No new demands are introduced by the Plan.
Population and Human Health	**No**	A local GP surgery exists, and the scale of development is limited. Health-related impacts are not considered significant in SEA terms.

3. SEA Framework

A.43 The below framework (Table 4) provides the structure against which the environmental effects of the Bere Regis Neighbourhood Plan Review (BRNPR) will be assessed. It is designed to ensure that all likely significant effects are identified, assessed and, if necessary, mitigated.

A.44 The objectives set out below reflect:

- The environmental constraints and issues identified in **Section A2**;
- The strategic policy and legal context outlined in **Section A3**;
- Relevant requirements of the SEA Regulations (2004) and Planning Practice Guidance.

A.45 Each objective is accompanied by a set of assessment questions to guide the analysis and help determine whether the policies or proposals within the BRNPR are likely to result in significant environmental effects. The framework will be used during the preparation of the Environmental Report.

A.46 Other topics (Air, Population and Human Health, Material Assets and Soil) have been scoped out, as explained in Section A2, and are therefore not included in this assessment framework.

Table 4. SEA Framework

SEA Topic	SEA Objective	Assessment Questions
Biodiversity	Protect and enhance biodiversity, habitats, and ecological networks	▪ Will the plan avoid adverse effects on European and designated sites? ▪ Will it support delivery of BNG and Local Nature Recovery Strategy priorities? ▪ Will it retain or enhance green infrastructure and ecological connectivity? ▪ Has NE guidance been considered?

Water	Maintain water quality and reduce flood risk	▪ Will development maintain or improve nutrient neutrality objectives? ▪ Will it avoid development in areas of fluvial or groundwater flood risk? ▪ Does it incorporate SuDS and natural flood management measures?
Climatic Factors	Reduce vulnerability to climate change and support local adaptation	▪ Will development avoid increasing flood risk or surface water run-off? ▪ Does the plan encourage design measures that support climate objectives?
Cultural Heritage	Conserve and enhance heritage assets and their settings	▪ Will development preserve or enhance the character of the Conservation Area? ▪ Will it avoid harm to the setting of listed buildings or archaeological remains? ▪ Are locally valued heritage assets considered in design? ▪ Has HE guidance been considered?
Landscape	Protect and enhance local landscape character, views, and settlement form	▪ Will development respect ridgelines, skylines, and key views? ▪ Will it retain undeveloped slopes and green edges around the village? ▪ Does the plan reinforce local landscape character through design and layout?

Appendix 2. Original SEA for the BNP

Purbeck District Council
Sustainability Appraisal
Bere Regis Neighbourhood Plan
June 2018



Contents

Introduction 1

What is sustainable development? 4

Bere Regis Neighbourhood Plan Process 5

Developing strategic alternatives and assessing effects 12

Predicting the effects of the plan including a summary of 'alternative' sites / policy options assessed against SA objectives 22

Summary of preferred options 24

Summary of preferred sites 25

Cumulative Impacts 27

Mitigation of potential adverse effects 31

The SEA Statement 34

Recommendations and Conclusions 34

Appendix A: Assessment of alternatives 37

- Affordable Housing Tenure 43
- Employment land 48
- Open spaces 52
- Noise Attenuation 55
- Community Facilities 58
- Groundwater 60
- Settlement Boundaries 62
- Suitable Alternative Natural Greenspace (SANG) 63
- Nitrogen Mitigation 64

Appendix B: Site Appraisals 65

- Summary of site appraisals 82

Introduction

Purpose of this report

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

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

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



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



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

Meeting the SEA Directive Requirements

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

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

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

A description of measures envisaged concerning monitoring in accordance with Article 10	This document
A non-technical summary of the information provided under the above headings	Non-technical summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)	This document
Consultation	
Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Scoping Report
Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan	Consultation on this document
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Article 7)	Not applicable
Decision-making	
Taking the environmental report and the results of the consultations into account in decision-making (Article 8)	This document
Provision of information on the decision	
• When the plan or programme is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: • The plan or programme as adopted • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with • The measures decided concerning monitoring (Article 9)	SA statement on adoption of the plan.
Monitoring	
Monitoring of the significant environmental effects of the plan's or programme's implementation (Article 10)	This document

What is sustainable development?

(Taken from Partial Review Options Consultation Document Sustainability Appraisal)

The most commonly accepted definition of sustainable development is:

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

Source: Brundtland Commission, 1987

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

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

The five guiding principles for sustainable development are:

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

Bere Regis Neighbourhood Plan Process

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

Scoping Report

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

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

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

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

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

Consultation on the scoping report

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

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

Authority/Individual	Key issues raised
English Heritage	• Advice regarding updating the baseline. • Highlights importance of townscape and conservation area for defining heritage significance. • Advises a more robust monitoring framework regarding heritage assets.
Environment Agency	• Advises the plan includes the South West River Basin Management Plan, Catchment Flood Management Plans, Nutrient Management Plan for Poole Harbour. • Advises references to no new increase of nutrients in Poole Harbour.
Natural England	• SANG criteria must be met or exceeded and used not within the 400m zone of protected heathland sites. • Enhancement of footpaths must not increase recreation on designated heathland sites. • Any additional houses will be subject to mitigation.

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

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

Developing Objectives

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

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

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

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

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

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

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

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

Developing strategic alternatives and assessing effects

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

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

Methodology

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

The matrices include:

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

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

Assessment considerations

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

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

Definitions of secondary, cumulative and synergistic

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

Type of Effect	Definition
Secondary (or indirect)	Effects that do not occur as a direct result of the Plan, but occur at distance from the direct impacts or as a result of a complex pathway.
Cumulative	Effects that occur where several individual activities which each may have an insignificant effect, combine to have a significant effect.
Synergistic	Effects that interact to produce a total effect that is greater than the sum of the individual effects, e.g. the presence of NO2 in the atmosphere can magnify the health effects of ozone.

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

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

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

Identification of difficulties

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

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

Judgements and Assumptions

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

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

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

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

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

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

	Water - Water quality in Bere Regis is currently good[1]. However the quality of water in Poole Harbour is poor and mitigation needs to be sought for any new development taking place in that catchment. Bere Regis is part of that catchment. The contribution of nitrates from development to the water supply must be nil and a policy does address this issue. For the purposes of this assessment, it has been assumed that any future applications for development of sites will include pollution control and prevention measures together with nitrogen mitigation and consequently options and policies would be unlikely to have a positive or negative effect on water quality. Noise – During the construction phase relating to the new dwellings, noise levels will be increased. This is primarily due to the operation of machinery on site and increase in HGV movements. In the medium to long term, there may be an increase in noise as a result of vehicle movements especially in light of the high levels of out-commuting. However, the severity of this effect will be reduced in part by the concentration of the new development within a key village with access to some jobs and services locally. Light pollution - it is envisaged that the policy could result in negative effects on light pollution primarily in the medium to long term once dwellings are occupied. Consumption of natural resources Energy - It is expected that energy consumption and greenhouse gas emissions will increase in the short term as a direct result of the construction process and that, as new dwellings are occupied, energy consumption will increase as demand rises. Greenhouse gas emissions are likely to increase as the location of Bere Regis and its public transport will mean people will use their cars. Water - The provision of additional dwellings in Bere Regis is expected to increase the consumption of water both in the short term during construction and in the longer term once dwellings are occupied. It is expected that negative effects will be mitigated to an extent by the incorporation of water efficiency measures such as metering. Nitrogen Mitigation – the Plan includes a policy to ensure new developments are nitrogen neutral. Waste - The development of new residential dwellings and employment in Bere Regis will lead to an increase in

[1]Wessex Water Report found at https://www.wessexwater.co.uk/

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

Developing strategic alternatives

Sites

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

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

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

The Alternatives

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

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

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

Site alternatives

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

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

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

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

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

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

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

Summary of preferred options

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

Summary of preferred sites

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

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

Cumulative Impacts

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

Discussion of cumulative impacts.

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

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

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

Potentially significant positive effects: Increase in the provision of market housing and affordable housing to meet local needs.
Potentially significant negative effects: None identified.

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

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

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

Potentially significant positive effects: Supporting documents and policies including those from PLP1 ensure that new development enhances its surrounding environment and assets.
Potentially significant negative effects: None identified

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

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

Potentially significant positive effects: BR10 and BR7 support the retention and provision of Open Space and recreational facilities. Housing policies also require the provision of SANGs. Protection of existing areas of open space will ensure recreation provision into the future for the village.
Potentially significant negative effects: None identified.

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

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

Potentially significant positive effects: Retention of retail, services and facilities in accessible locations will encourage access by means other than car and reduce the need to travel elsewhere to access provision.
Potentially significant negative effects: None identified.

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

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

Potentially significant positive effects: BR8 that supports additional employment provision in the village should ensure that employment opportunities in the village are provided into the future.
Potentially significant negative effects: None identified.

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

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

Potentially significant positive effects: There is potential for flood risk alleviation as identified in the SFRA.
Potentially significant negative effects: None identified.

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

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

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

Potentially significant beneficial effects: The plan protects nationally recognised sites of interest.
Potentially significant negative effects: None identified

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

Pollution

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

Consumption of Natural Resources

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

Potentially significant beneficial effects: None identified.
Potentially significant negative effects: None identified.

Mitigation of potential adverse effects

Summary of mitigation measures

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

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

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

Monitoring the significant effects of implementing the plan on the environment

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

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

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

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

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

The SEA Statement

Recommendations and Conclusions

How has the SEA informed the policy?
Key findings
The SA examined alternatives, stipulated mitigation measures and created a monitoring framework (as discussed earlier) to ensure best use of the policy to address the identified need
Changes made to plan following SEA
None required.

The reasons for choosing the plan or programme as adopted, in light of the other reasonable alternatives dealt with
Key findings
This plan actively helps meet Bere Regis' development needs, scores very well for protecting Purbeck's assets and helps promote facilities within established areas, protecting Bere Regis's assets as a result.

Discussion of positive and negative effects

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

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

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

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

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

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

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

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

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

Sustainability strengths of the First Draft Bere Regis Neighbourhood Plan

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

Sustainability weaknesses of the First Draft Bere Regis Neighbourhood Plan

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

Appendix A: Assessment of alternatives

Overall housing number

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

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

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

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

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

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

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

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

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

Affordable Housing Tenure

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

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

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

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

Assessed against SA Framework	Impact	Discussion	Mitigation needs
resources.			

Alternative 5: Policy BR6: Affordable Housing Tenure

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

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

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

Employment land

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

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

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

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

Alternative 7: Policy BR8: North Street Employment

This policy extends the allocated PLP1 employment site

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

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

Open spaces

Alternative 8: BR10: Open Space

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

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

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

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

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

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

Noise Attenuation

Alternative 10: Policy BR5: Noise Attenuation

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

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

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

Alternative 11: No noise pollution policy

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

Community Facilities

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

This policy safeguards community facilities and services

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

Alternative 13: Policy BR9: Community Facilities

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

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

Groundwater

Alternative 14: Policy BR4: Bere Regis Groundwater

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

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

Alternative 15: No groundwater policy

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

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

Settlement Boundaries

Alternative 16: Settlement boundaries

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

Suitable Alternative Natural Greenspace (SANG)

Alternative 17: Back Lane SANG

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

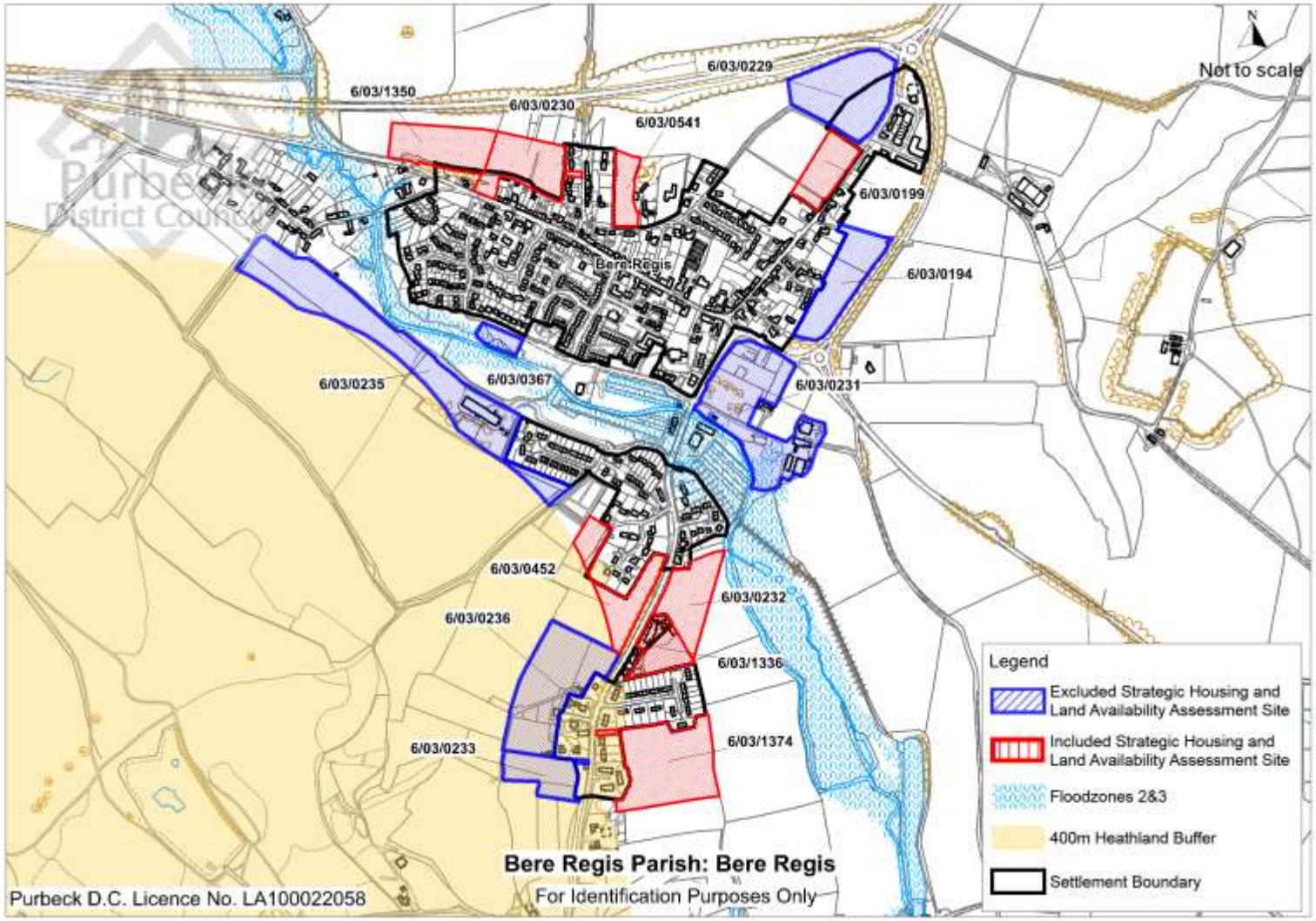
Nitrogen Mitigation

Alternative 18: Nitrogen Mitigation

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

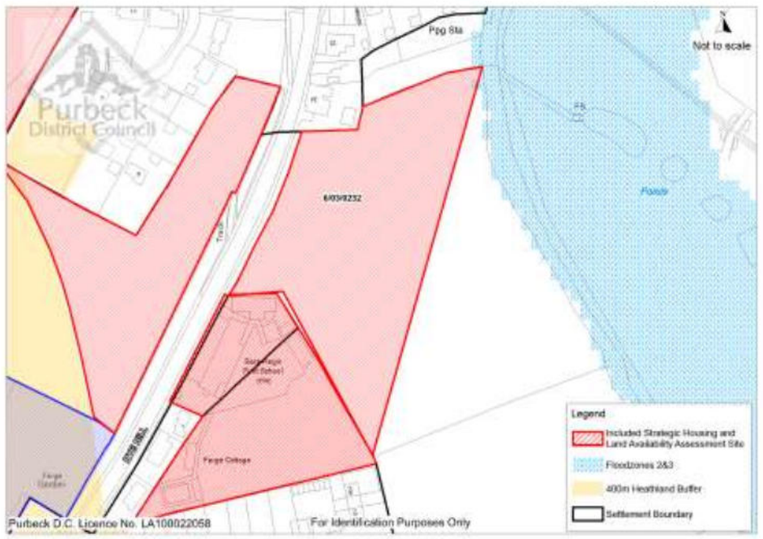
Appendix B: Site Appraisals

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



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

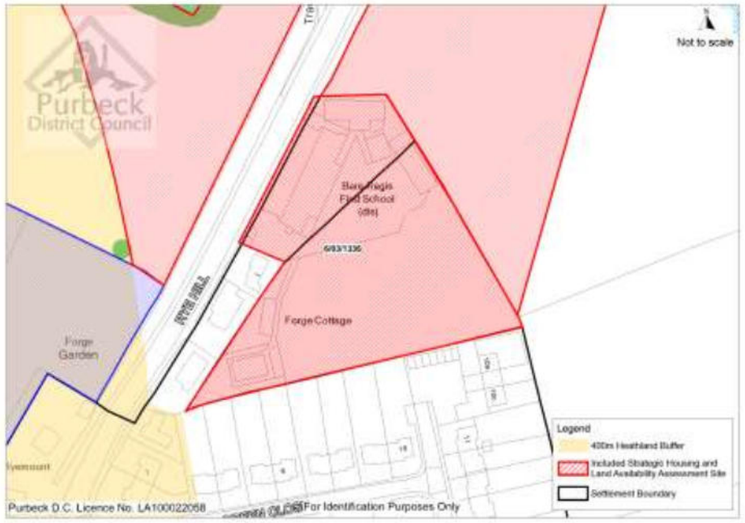
***Site SHLAA reference*: 6/03/0232**
Site name: Bonfire Field
Area: 1.07ha
Potential capacity: 32
Proposed density: Low to medium



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

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

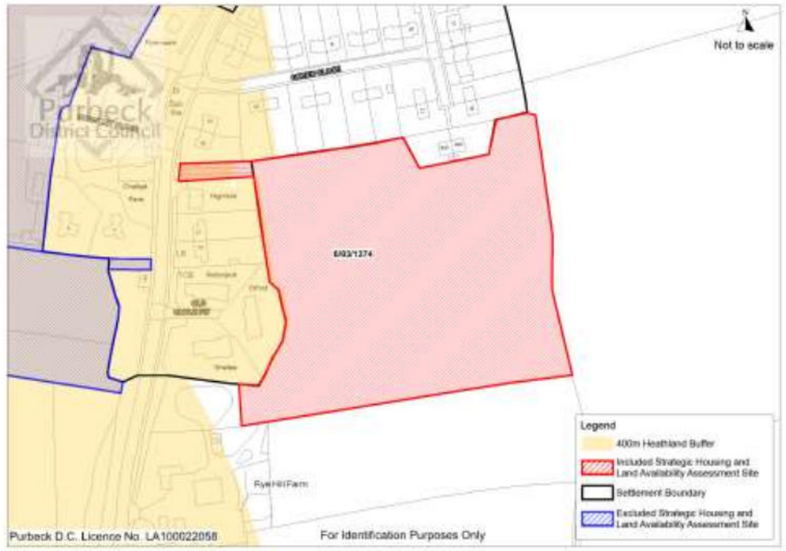
***Site SHLAA reference*: 6/03/1336**
Site name: Former School
Area: 0.73ha
Potential capacity: 22
Proposed density: Low to Medium



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

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

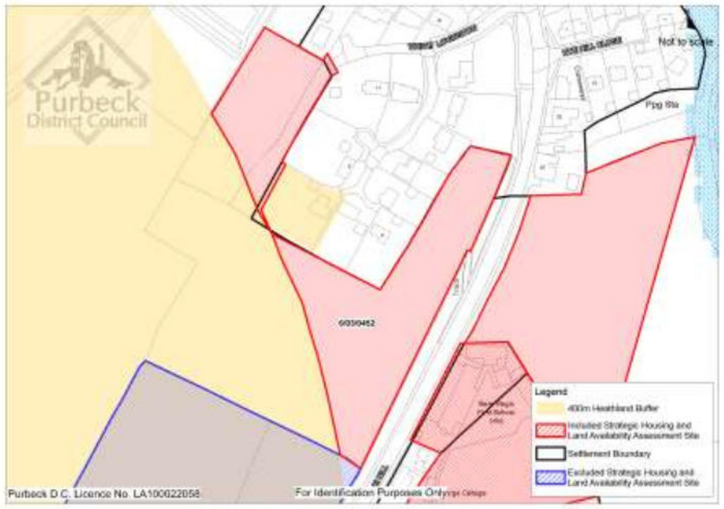
***Site SHLAA reference*: 6/03/1374**
Site name: Rye Hill Farm
Area: 2.24ha
Potential Number of Units: 50
Density: Low



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

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

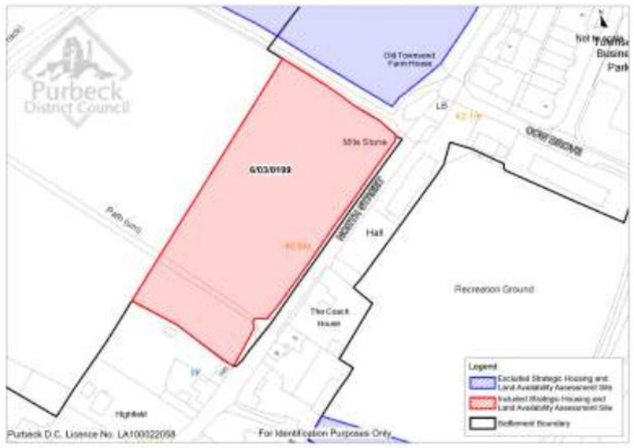
***Site SHLAA reference*: 6/03/0452**
Site name: White Lovington
Area: 1.1ha
Potential homes: 12
Density: Low



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

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

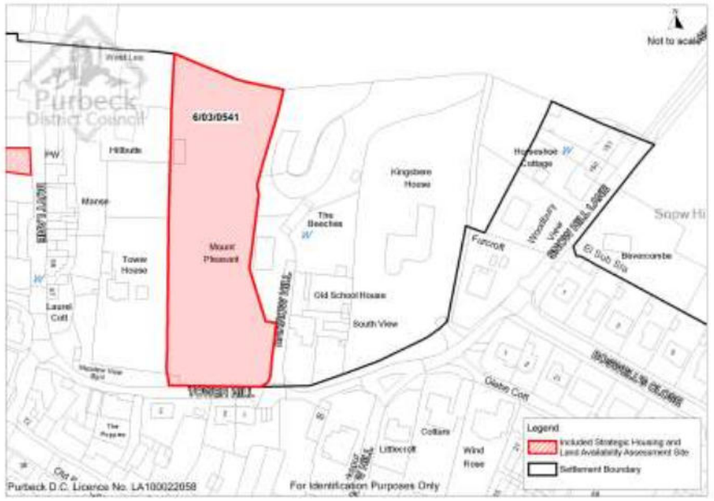
***Site SHLAA reference*: 6/03/0199**
Site name: North Street
Area: 1.1
Potential homes: 12
Density: Medium



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

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

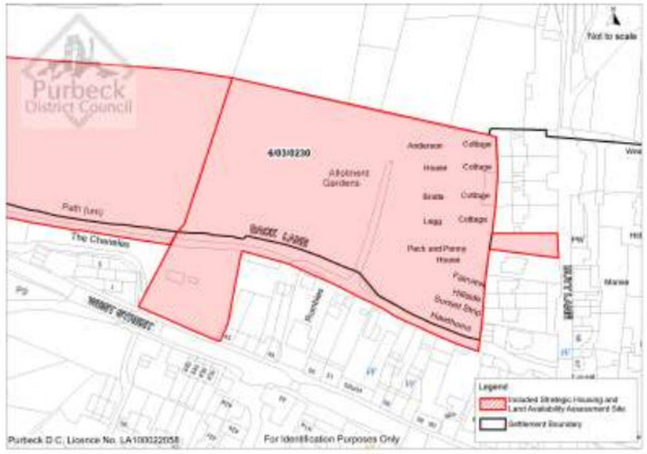
***Site SHLAA reference*: 6/03/0541**
Site name: Tower Hill
Area: 0.11 (Only proposed to use bottom section of site)
Potential homes: 5
Recommended Density: Low



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

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

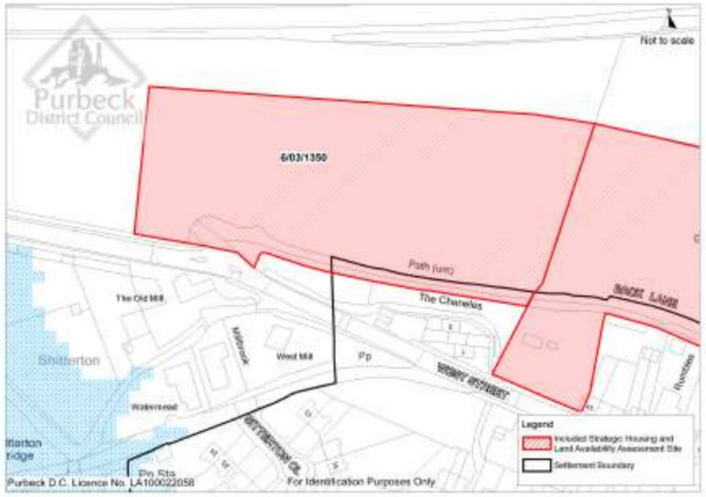
***Site SHLAA reference*: 6/03/0230**
Site name: Back Lane East
Area: 1.6ha
Potential Number of Units: 55
Recommended Density: Medium



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

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

***Site SHLAA reference*: 6/03/1350**
Site name: Back Lane West
Area: 1.27ha
Potential Number of Units: 40
Recommended Density: Medium



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

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

Summary of site appraisals

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

Appendix 3. Screening/Scoping Responses from the Statutory Consultee Bodies

Subject: RE: Request for SEA Screening and Scoping Opinion – Bere Regis Neighbourhood Plan Review
Date: Monday, 28 July 2025 at 16:46:06 British Summer Time
From: Sustainable Places, WX
To: Nick Pellegram
CC: 'Philip Reese'
Attachments: image001.png

Thank you for consulting the Environment Agency on the Bere Regis NP Review. Currently we are focussing our detailed engagement on areas of our work which pose the greatest environmental risk and/or opportunities. This is regrettably affecting our ability to provide detailed bespoke comments on some neighbourhood plan consultations.

There are environmental constraints within our remit in your plan area, however we have no detailed comments to make at this stage. **We agree with the conclusions of the Screening and Scoping Report (May 2025).**

Should the aspiration of the plan change, or as the plan progresses please re-consult us, as we may be in a position to provide further comments.

Regards

Bob Sherrard
Planning Advisor, Wessex Sustainable Places
Environment Agency | Rivers House, East Quay, Bridgwater, TA6 4YS

[redacted]

From: Nick Pellegram [redacted]
Sent: 23 June 2025 12:17
Cc: Philip Reese [redacted] Amanda Crocker [redacted] Lee Searles [redacted]
Subject: Request for SEA Screening and Scoping Opinion – Bere Regis Neighbourhood Plan Review

You don't often get email from [redacted]. Learn why this is important
Dear Sir or Madam

On behalf of Bere Regis Parish Council, please find attached the Strategic Environmental Assessment (SEA) Screening and Scoping Opinion for the Bere Regis Neighbourhood Plan Review.

This report has been prepared as the original Bere Regis Neighbourhood Plan (made in 2019) required both a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA), and the Review retains the same site allocations with very minor changes mainly focussed at bringing increased clarity for decision-takers. Dorset Council have confirmed that, based on the current documents, the changes between the original Neighbourhood Plan and this Neighbourhood Plan Review would likely be deemed as 'material modifications which do not change the nature of the plan'. Given this, and drawing on the findings of the previous SEA and HRA (Appendix B & C), and confirmation that the relevant area constraints are still relevant, the attached SEA Screening Opinion has concluded that the Neighbourhood Plan Review is still likely to require the SEA and HRA process.

As there is a high chance that the SEA process will be required, a single consultation period should be sufficient to address both screening and scoping matters. Should you agree that SEA is required, we kindly invite your comments on the proposed scope and baseline content set out in Appendix A of the attached report.

Low-resolution versions of the neighbourhood plan review and supporting evidence documents are attached to this email, however, the original high quality versions can be downloaded from this wetransfer link: https://we.tl/t-KSPzt6XRu8. The original neighbourhood plan (2019) and high definition version of the original SEA (sustainability appraisal) and HRA is available on the Dorset Council website: https://www.dorsetcouncil.gov.uk/w/bere-regis-neighbourhood-plan

Please provide any response within five weeks from the date of this email. If you have any queries or require further information, please do not hesitate to get in touch.

Kind regards,

AP
Andrea Pellegram Ltd.

Nick Pellegram MRTPI
Andrea Pellegram Ltd
Website: www.pellegram.co.uk
Telephone: [redacted]
Email: [redacted]

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Subject: Request for SEA Screening and Scoping Opinion – Bere Regis Neighbourhood Plan Review
Date: Monday, 21 July 2025 at 16:16:00 British Summer Time
From: Stuart, David
To: Nick Pellegram
CC: Tobias Carleton-Prangnell
Attachments: image001.png, image450856.jpg

Dear Nick

Thank you for your consultation on the SEA Screening and Scoping Opinion associated with the review of the made Bere Regis Neighbourhood Plan.

On the basis of the information provided we have no objection to the view that a full SEA will be required for the new Plan.

We have no comments on the Scoping Report other than to recommend the use of our guidance which might be helpful to the preparation of relevant heritage evidence with which to inform the Plan, some of which has been produced since we commented on the Scoping Report for the previous Plan in 2013. This guidance covers themes including the SEA process, Site Allocations, Setting, and Neighbourhood Plans respectively, and can be accessed via the following links:

https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/
https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/
https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/
https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/

Our interest in the Plan continues to focus on its proposed site allocation policies but given that these are not intended to change significantly from the made Plan, and assuming that the heritage evidence base follows our guidance, it is likely that we will not wish to comment on these in detail and be happy to defer to the heritage team at Dorset Council.

Kind regards

David

David Stuart | Historic Places Adviser

[redacted]

Historic England | South West
1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ
Direct Line: [redacted] | Mobile: [redacted]
https://historicengland.org.uk/southwest

Historic England

Ensuring our heritage lives on and is loved for longer.
historicengland.org.uk

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, pl
Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. For information about our use of

From: Nick Pellegram [redacted]
Sent: 23 June 2025 12:17
Cc: Philip Reese [redacted]; Amanda Crocker [redacted] Lee Searles [redacted]
Subject: Request for SEA Screening and Scoping Opinion – Bere Regis Neighbourhood Plan Review

-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--

Dear Sir or Madam

On behalf of Bere Regis Parish Council, please find attached the Strategic Environmental Assessment (SEA) Screening and Scoping Opinion for the Bere Regis Neighbourhood Plan Review.

This report has been prepared as the original Bere Regis Neighbourhood Plan (made in 2019) required both a Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA), and the Review retains the same site allocations with very minor changes mainly focussed at bringing increased clarity for decision-takers. Dorset Council have confirmed that, based on the current documents, the changes between the original Neighbourhood Plan and this Neighbourhood Plan Review would likely be deemed as 'material modifications which do not change the nature of the plan'. Given this, and drawing on the findings of the previous SEA and HRA (Appendix B & C), and confirmation that the relevant area constraints are still relevant, the attached SEA Screening Opinion has concluded that the Neighbourhood Plan Review is still likely to require the SEA and HRA process.

As there is a high chance that the SEA process will be required, a single consultation period should be sufficient to address both screening and scoping matters. Should you agree that SEA is required, we kindly invite your comments on the proposed scope and baseline content set out in Appendix A of the attached report.

Low-resolution versions of the neighbourhood plan review and supporting evidence documents are attached to this email, however, the original high quality versions can be downloaded from this wetransfer link: https://we.tl/t-KSPzt6XRu8. The original neighbourhood plan (2019) and high definition version of the

original SEA (sustainability appraisal) and HRA is available on the Dorset Council website: https://www.dorsetcouncil.gov.uk/w/bere-regis-neighbourhood-plan

Please provide any response within five weeks from the date of this email. If you have any queries or require further information, please do not hesitate to get in touch.

Kind regards,

Nick Pellegram MRTPI
Andrea Pellegram Ltd
Website: www.pellegram.co.uk
Telephone: [redacted]
Email: [redacted]

Date: 25 July 2025
Our ref: 516748
Your ref: Bere Regis Neighbourhood Plan

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T [redacted]

Mr Nick Pellegram
Andrea Pellegram Ltd

BY EMAIL ONLY
[redacted]

Dear Mr Pellegram

Bere Regis Neighbourhood Plan - SEA Screening & Scoping Opinion Consultation

Thank you for your consultation on the above dated 23 June 2025.

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
Sally Wintle
Consultations Team

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, 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.

---

[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/

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 in line with National Planning Policy Framework para 112. 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.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory Biodiversity Metric may be used to understand the number of biodiversity units present on allocated sites. For small development allocations 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).

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

- 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.