



Bere Regis

NEIGHBOURHOOD PLAN

2019-2034





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Supporting evidence is available to download from the website www.bereregisparishcouncil.co.uk or printed copies can be obtained from the Parish Clerk.

Acknowledgements – Bere Regis Parish Council are indebted to all those parishioners who have assisted in the preparation of this Neighbourhood Plan, through attendance at public consultations; involving themselves with working parties, or, providing invaluable feedback on our proposals.

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Introduction

This Neighbourhood Plan has been prepared by the community of Bere Regis. It sets out a vision and objectives for how the Parish of Bere Regis will develop from 2019 to 2034. This text is supported by maps and Supporting Evidence (SE), as mentioned in the text. All of the supporting evidence is available to download from www.bereregisparishcouncil.co.uk.

Our thinking drew heavily on the Parish Plan (**SE1**) which was completed in March 2007. We are indebted to those who put considerable effort into preparing that document. When work commenced on this Neighbourhood Plan it was envisaged that it would provide a comprehensive document that dealt with all areas of the parish, intended to provide guidance on the activities and aspirations of our residents.

However, after receiving advice from our local authority colleagues, it became apparent that the plan was required primarily as a guide to what residential and commercial development should be allowed, together with identification of appropriate sites.

Consequently, this plan deals with the provision of additional housing, as required by Purbeck District Council (PDC); encouraging a range of dwelling types to meet demand. This plan also seeks to protect sensitive areas including the Conservation Area by avoiding inappropriate development or overdevelopment, while providing support for local shops, facilities and businesses.

Because future development will be restricted to areas immediately around the village of Bere Regis it might appear that outlying and rural areas have not been given consideration. This is not the case. Such areas are already adequately covered by planning policies and guidance both at local and national levels. Consequently, we have not identified any need to replicate that advice or to provide any additional protection to those areas.

This Neighbourhood Plan seeks constructive change intended to meet the needs of current and future residents while protecting and enhancing those features that contribute towards the character and essence of the parish. Once agreed, the Neighbourhood Plan will form part of the statutory development plan for the area, which means it will be



used to guide future development in the Parish and determine planning applications.

This Neighbourhood Plan relates to the Parish of Bere Regis. The plan area was designated by PDC on 14th January 2014. The extent of the plan area is shown on **Map 1**.

Vision & objectives

Our vision is to sustain a safe and lively parish community, centred on the village of Bere Regis.

To achieve this, our objectives are to:

- Facilitate the development of a sufficient quantity of new housing to meet local demand, with a range of affordable, shared ownership, and market properties.
- Ensure that new housing is designed to fit well with the local streetscape and blend with the vernacular architecture.
- Ensure that new developments integrate well with existing housing in order to maintain a strong sense of community.
- Support and sustain existing community facilities and services, including social, sporting and leisure facilities plus medical and emergency services. This plan also supports the provision of a new community hall and further recreational opportunities.
- Support existing and new employment opportunities in the parish.
- Protect and enhance our environment including support for local wildlife habitats, Local Green Spaces and public rights of way.

Legislative Requirements

There are various legislative requirements and tests that the Neighbourhood Plan has to meet in order to pass examination. A draft order meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order contributes to the achievement of sustainable development,
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Pursuing sustainable development is at the heart of the National Planning Policy Framework (NPPF), which states that plan making and decision taking should be made with the aim of achieving sustainable development at a local level.

Sustainable development incorporates three inter-related components, namely; environmental, social and economic. It is the responsibility of the Local Planning Authority (LPA) to ensure that all three components are balanced effectively. Planning policies are the starting point for decision making and it is essential that policies allow positive environmental, social and economic benefits in order to achieve a sustainable future. This means seeking improvements in the quality of our built, natural and historic environment as well as improving people's quality of life. There should, therefore, be gains in building design, including the replacement of poor design with high quality design; increased biodiversity and amenity value within a locality; promotion of job opportunities through the protection of, and increase in employment space; protection from natural risks such as

flooding, and; the provision of a balanced and high-quality housing stock.

Neighbourhoods have been encouraged by the Government to develop plans which support the strategic development needs identified within the Local Plan as well as positively supporting and shaping development within their area. The Bere Regis Neighbourhood Plan seeks to manage future development through the parish in a positive and supportive way so that the community, and the structures which support it, are sustainable for future generations. It is intended that careful implementation of the policies will bring about an overall improvement in the quality of both the natural and built environments, as well as enhancing residents' well-being and overall quality of life.

The Consultation Statement (**SE2**), shows the process followed in the production of this Plan.

Purbeck Local Plan

The Purbeck Local Plan divides the Purbeck district into five spatial areas. Within the north-west spatial area Bere Regis is identified as a key service village for local residents. Facilities in Bere Regis are also relied upon by residents in the adjoining settlements of Affpuddle, Turnerspudde and Bloxworth in the Purbeck area, and the village of Winterborne Kingston in the North Dorset administrative area.

Following publication of the government's standard methodology for identifying housing need and an update of the Strategic Housing Market Assessment (SHMA), PDC have confirmed that an additional 168 homes per year are required in the Purbeck area, instead of 120 as indicated in the Purbeck Local Plan. The Parish Council has worked closely with PDC and it has been agreed that 105 additional dwellings should be provided in settlement extensions around the village of Bere Regis during the plan period to 2034.

This figure of 105 dwellings has been included in PDC consultations during 2018, as part of their comprehensive Local Plan review, which is due for adoption in late 2019. References in this Neighbourhood Plan to the 'Purbeck Local Plan' refers to policies in PLP1 (November 2012) and any subsequently adopted Local Plans that cover the Bere Regis parish.

Information about the parish of Bere Regis

The parish of Bere Regis at 3,319 hectares (8,201 acres or 12.81 square miles), covers a large geographical area, and includes the main settlement of Bere Regis plus the hamlets of Hyde, Bere Heath, The Warren, Chamberlaynes, Roke, Shitterton and Lane End.

The village of Bere Regis is situated in the Bere valley and lies on an important intersection between the main A35 and A31. The C6 runs south from the village to link with Wool, while the Winterborne Kingston road provides a link to Blandford Forum in the north. Immediately around the village are the hills of Bere Down, Woodbury Hill and Black Hill. From any of these viewpoints it is apparent that the most outstanding characteristic of the village is the way it nestles above the Bere Stream, with much of the village enjoying a southerly aspect.

The village stands at the gateway to the Purbeck region, with the entire parish enjoying outstanding countryside that is rich with natural beauty and diversity of wildlife. There is a strong sense of community with good use made of retail, sporting, leisure and worship facilities.

Population Profile - The 2014 mid-year estimate from the Office for National Statistics (ONS) indicated a population for the parish of 1,762 made up of 61.8% within the age range 16 to 64 years of age, and an even balance between males and females (SE3). Population diversity in the parish was 97.9% white British and 2.1% BME (black and minority ethnic) with just 0.8% whose main language is not English. Data shows that 30.5% of residents are classified as residents of isolated rural communities with 22.4% classified as residents of small towns. The same proportion (22.4%) of the population are described as successful professionals living in suburban or semi-rural homes (SE4).

Housing - The 2014 mid-year estimate suggests 841 households in the parish, made up of 27.1% comprising a single person, 34.9% married couples with or without dependents, and 10.6% cohabiting with or without dependents. The data indicates that 58.8% of properties in the parish were owner occupied; 38.4% rented, and; 1.9% comprised second homes.

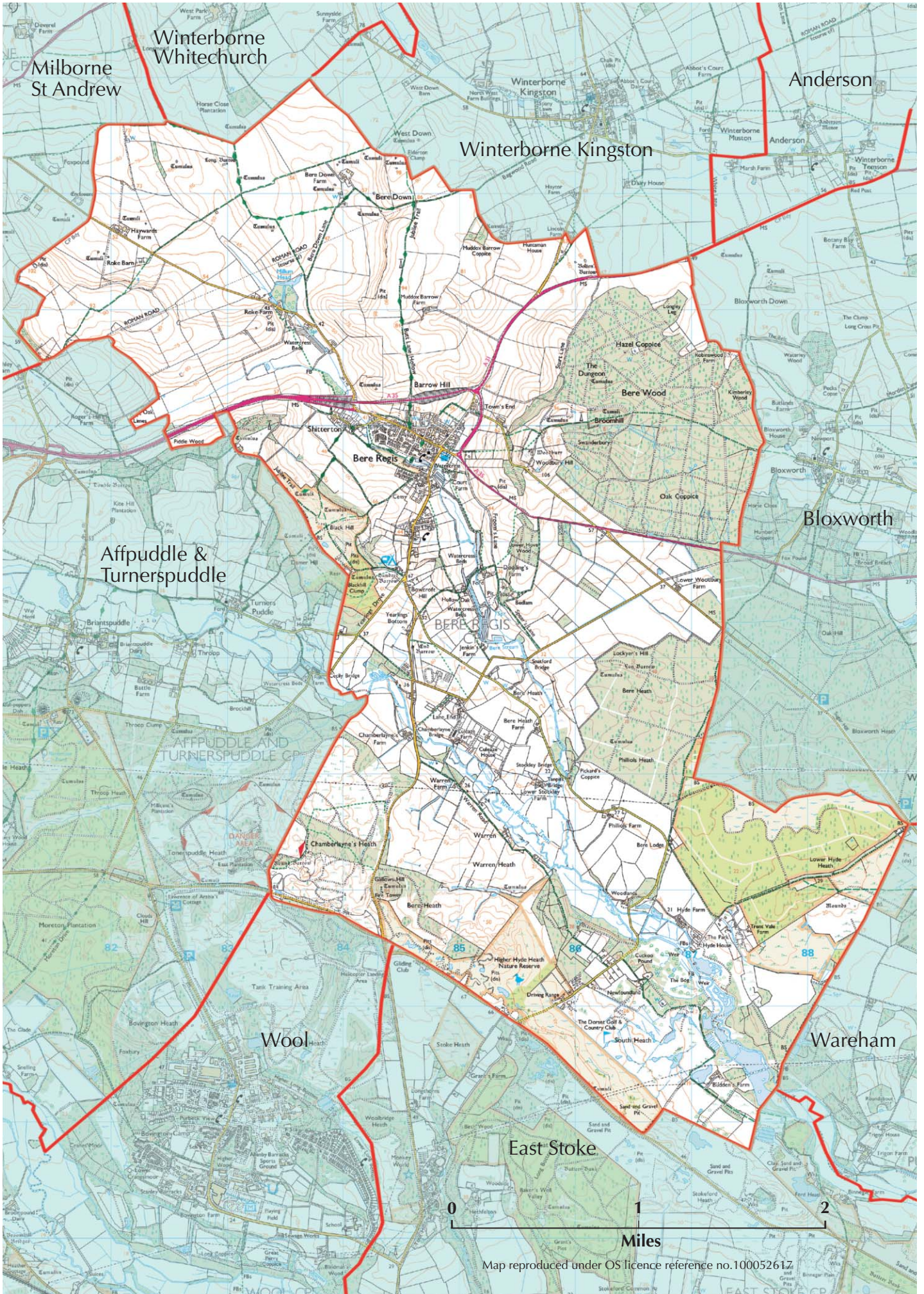
Access and Connectivity - There is a limited bus service connecting Bere Regis to Dorchester and Winterborne Kingston (four a day). Two buses then continue from Winterborne Kingston to Blandford Forum. Due to the poor public transport facility, residents of Bere Regis are very car dependent with statistics showing that just over 80% of people travel to work by car (SE5).

Bere Regis Parish Council has set up a neighbourhood car scheme to assist those with mobility problems or who are unable to rely on public transport. This service helps parishioners with travel to hospital and dental appointments, shopping, interviews, and transport to college. There are school buses that operate at either end of the school day during term time to take students to Lytchett Minster. Members of the public can use these buses for transport if space is available. The number 187 bus provides transport for students travelling to The Thomas Hardy School in Dorchester. There are also mini-buses that transport students from the village to some of the private schools in the area.

Economic Activity - A classification adopted by the ONS is the socio-economic classification, which groups the population based on occupation. The largest group in the parish of Bere Regis is lower managerial, administrative and professional occupations (class 2) representing 22.6% of the residents. This compares to 20.8% in England and Wales (SE6).

Education - Figures from the ONS indicate that 27.1% of Bere Regis residents have qualified at Higher National Certificate (HNC) or higher, compared to 27.2% in England and Wales. Just 4.4% of Bere Regis residents have no educational qualifications compared to 5.7% in England and Wales (SE7).





Map 1 - Bere Regis Parish Boundary

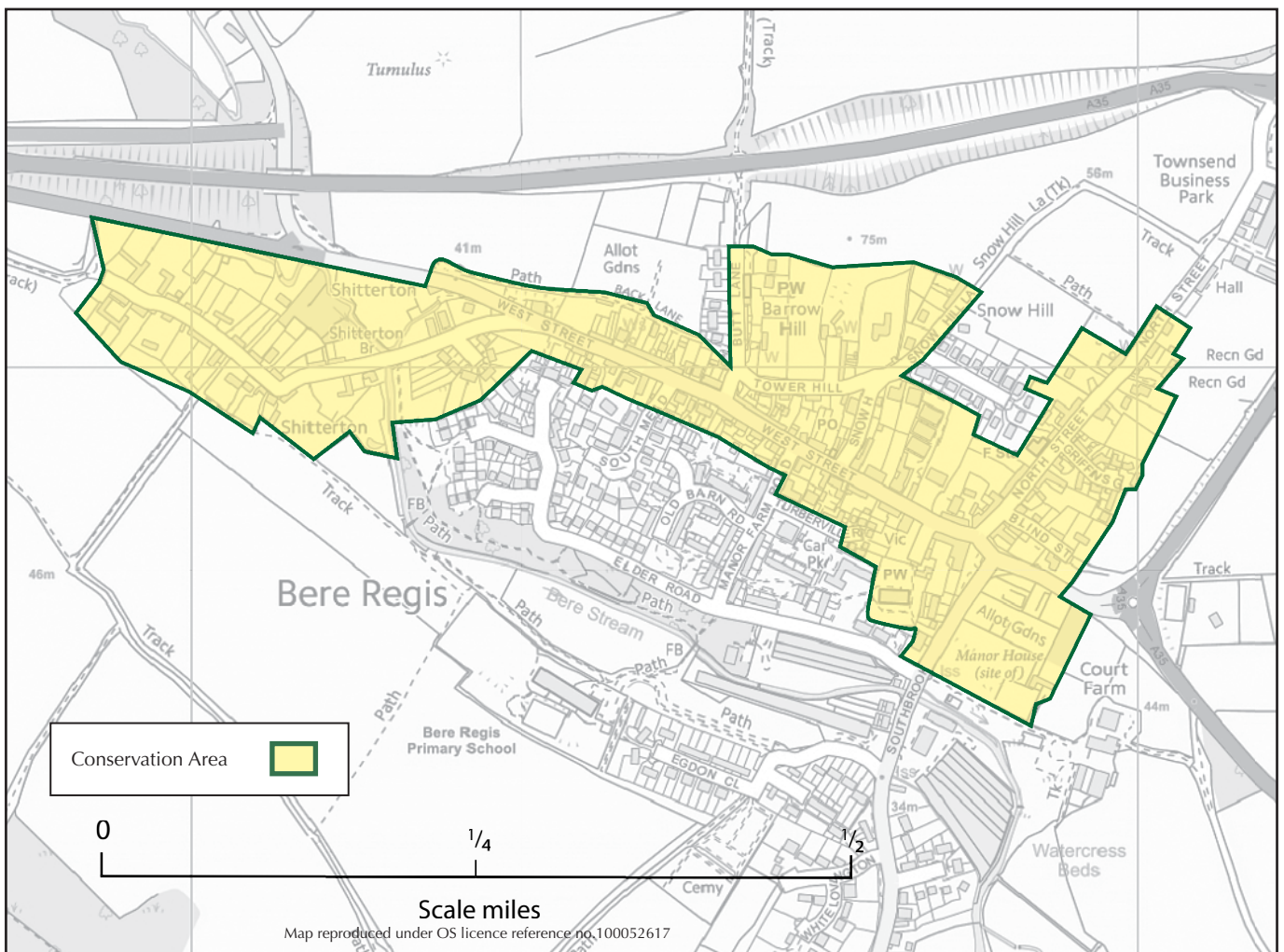
The Village History

General Background - The Historic Environment Statement (**SE8**) gives detail on the history of the parish and how it has evolved through time. The Statement suggests that there may have been a prehistoric settlement on the same site as the village. However, the existing village is thought to be of Saxon origin and flourished in the mediaeval period due to its royal patronage and the annual Woodbury Hill Fair. Sadly, very little architecture remains from the mediaeval period due to severe fires in the 17th, 18th and 19th centuries.

In 1981 much of the village was established as a Conservation Area. The extent of this designation is shown on **Map 2**. The Conservation Area covers the older parts of the village together with the hamlet of Shitterton, which still retains a somewhat separate identity. In 2002 a Conservation Area Appraisal (**SE9**)

was produced by Purbeck District Council, which documents the important architectural features of individual buildings, and describes the vernacular styles apparent within the village. This appraisal provides supplementary planning guidance that will be used in determining planning applications. Another important feature of the village are the back lanes that link principal streets with the surrounding countryside. These green lanes are of historical importance and add much to the character of the village.

Housing - Until after the First World War, most housing was provided by the surrounding estates, often under service agreements including agricultural tenancies. From 1938 onwards, the village benefited from new housing development, mostly council owned, together with some commercial



Map 2 - Village Conservation Area



developments. The residential developments include:

- Southbrook begun in 1938/39, finished in 1945/49, about 20 properties.
- Sitterton Close begun in 1939/40, finished in 1945/46, 12 properties.
- Egdon Close completed in 1945/47, 24 properties.
- Green Close completed 1949/51, 32 properties.
- Southmead completed 1968/69, 19 properties.
- Boswells Close 1966/71, 17 properties.
- Manor Farm Road, Old Barn Road and Elder Road, all date from the late 1970s
- Turberville Court provides sheltered housing and also dates from the 1970s
- Cyril Wood Court, a retirement home for artists, opened on the north side of West Street in 1976.

The 1980s saw a reduction in the provision of new public housing, with encouragement for market housing. This resulted in the housing estate being developed at the western end of Elder Road together with its two satellite roads, Stanbarrow Close and Bitchams Mead. There have also been developments at Kingsbere Court and Woodbury Court, together with individual houses built on infill sites around Snow Hill and in Shitterton. White Lovington was developed in the 1990's, while Griffins Gardens, a mixed development site of 18 houses off North Street, was completed in 2008 and Springrove to the west of North Street was completed a few years earlier.

The advent of 'Right to Buy' in 1980 saw much of the publicly owned housing move into private ownership, with Housing Associations becoming the landlords of former council properties.

Thus, the 20th century saw considerable new development within the village but, with the

exception of relatively small developments off the C6 such as White Lovington, development has largely been confined to the north of Bere Stream. This development pattern has enabled the village to retain a compact appearance and has helped to protect the separate identity of Shitterton.

The Natural Environment - The parish of Bere Regis follows the path of the Bere Stream from the chalk downs in the north-west, through the sands and gravels around Bere Regis village, to the heathland in the south-east. This contrasting geology and varying land use provides an exceptional setting to the parish.

Woodbury Hill lies to the east of the village and is the site of an iron-age hill fort. In mediaeval times the hill became the site of the largest trade fair in the south of England. This fair terminated at the time of the Second World War. There are also fine views from Black Hill to the south of the village, while Bere Down to the north of the by-pass also provides views across the area.

The chalk downland to the north of the parish remains in agricultural use as it has since mediaeval times. To the east of the parish is a large area of woodland, part ancient and part commercial, whilst the southern part of the parish includes significant areas of heathland. Locally the Bere Stream and River Piddle are fine examples of chalk stream habitats. Water from the chalk aquifers has supported the watercress growing industry for many years. All of these factors combine to provide exceptional diversity of landscape within a relatively small area.

The local countryside is particularly rich in areas of wildlife interest, with three Sites of Special Scientific

Interest (SSSI) and four Sites of National Conservation Interest (SNCI) within the parish (**SE10**). Most of these sites are accessible from the network of footpaths radiating from the village. Black Hill SSSI and Higher Hyde Heath SSSI are also designated as European Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (wetland sites of international importance). Black Hill is a popular walking area for locals and visitors and provides superb views to the north and the south. The hill is in private ownership but is managed by Natural England under a Countryside Stewardship Management Agreement. Work focuses on scrub management for the enhancement of a rare type of heathland habitat.



At the southernmost end of the parish is the Higher Hyde Nature Reserve, which includes an SSSI owned and managed by Dorset Wildlife Trust (DWT). The reserve has a wide range of heathland habitats, ponds and woodland, with a variety of rare species. This site is an important habitat for several rare wildlife species including all six British reptiles, namely, the Sand Lizard, Slow Worm, Common Lizard, Adder,

Grass Snake and Smooth Snake. The area also supports rare butterflies, such as the Silver-Studded Blue and Grayling; dragonflies, and rare plants such as Pale Heath Violet and Marsh Gentian.

Most of the SNCIs are on private land but one within the village is now the village nature reserve, owned by the Parish Council. This reserve includes much of Souls Moor, including part of the Bere Stream and associated woodland. There is a varied bird population including Kingfishers, Little Egret, Heron, and Sparrowhawk. There is a plant list of over 100 varieties that have been found across this area, including several rarities such as the Southern Marsh Orchid.

Woodland planting by Dr Brian May in 2013 across land to the south of the village, on what was originally Shitterton Farm, is creating another important wildlife area. Rides between the blocks of native trees are accessible to walkers. These areas already provide a good habitat for butterflies and other insects.

Business and Employment - Although mainly a dormitory town for the Poole/Bournemouth conurbation and the county town of Dorchester, the parish has a reasonably vibrant commercial sector. A Parish Council survey conducted in 2012 (**SE2**) determined that apart from farming there are 44 commercial enterprises in the parish, ranging from sole traders to The Dorset Golf & Country Club, which employs 80 people at the height of the tourist season. A small industrial estate at the end of North Street, known as Townsend, is home to a few businesses, while the filling station provides a useful retail outlet, together with employment for several local people. The total number of people employed in the parish, including those employed in farming, is estimated to be about 250.

At one time, farming would have been the mainstay of commercial life in Bere Regis, along with supporting industries such as blacksmiths, mills, machinery dealers, and feed merchants. However, all dairy farming has ceased; several farms have been amalgamated to form larger holdings, while others are now farms only in name since land has been sold and the farmhouses are occupied purely for residential purposes. There are eleven identifiable farms in the Parish with eight of them still operated as commercial units. These are generally operated by tenant farmers, mostly of the Drax Estate. Nearly all the farms are family run with the assistance of occasional employees or through use of agricultural contractors.

Community Facilities and Services - Bere Regis Parish, and in particular the village, enjoys a wide range of facilities and amenities, many of which are provided by voluntary clubs and associations. These contribute greatly to the quality of life enjoyed by residents and visitors. The central location of Bere Regis within the county, and its long history, together with the variety of facilities and rural amenities that are available, have created an excellent environment in which to live, work and play.

Emergency and Medical Services - The village is served by a dental practice and doctor's surgery, both of which are located centrally in the village. The Purbeck Local Plan highlighted a need for additional space at the local doctor's surgery. However, the current site is constrained by size so it is unlikely that substantial additional facilities could be provided on the existing site. The surgery is unlikely to move

unless the number of registered patients can be increased. However, there is potential for rooms in the new Community Hall to be used for specialist treatment and consultation. Bere Regis also supports one of three retained fire stations in the Purbeck area. There may be capacity for the fire station to re-locate to the Townsend employment site if the need or opportunity should arise.



Education - Since work began on the Neighbourhood Plan the primary school has moved to a larger site off Southbrook. This has freed up the old school site for re-development.

Meeting Places - The village benefits from several small, long established venues including the Drax Hall, Scout Hut, Sports Club and Golf Club, all of which can be hired for events. The Parish Plan identified that the Drax Hall is no longer fit for purpose, and this Neighbourhood Plan encourages provision of a replacement Community Hall.

Recreation - A range of facilities exist for recreation including the Sports Club, children's play area, youth shelter and kicking wall. The Golf Club and Shooting School at Hyde lie within the parish, while the Gliding Club sits on the parish boundary.

The area of recreation area that should be provided within rural settlements has been assessed by Fields in Trust, and against their published guidelines the



parish has a shortfall of ½ acre children's play area and ⅓ acre in pitch provision. Adoption of an area of land immediately to the south of the sports ground, identified as Green Infrastructure in the Purbeck Local Plan, would go some way to addressing this imbalance.

In addition, there is a good network of public and permissive rights of way that generally radiate from the village. These provide public access to much of the Parish. Bere Regis Parish Council would like to restore a bridleway link across the A35 which was broken when the bypass was built in 1982. The Parish Council supports the provision of additional open space for informal recreational and dog walking opportunities. Housing policies within this plan include opportunities for the provision of additional open space.

Other Services - Bere Regis enjoys various retail outlets, food outlets and public houses in the parish. These facilities not only help to meet the community's needs, but also serve the tourist trade and contribute in many ways to clubs and societies. These are places where people meet; they display notices and adverts, and at times they are used as collection points for community questionnaires and feedback forms. All of these businesses depend on trade from local people, but also serve a wide area outside the Parish, together with the seasonal tourist trade.

Southern By-pass Route

In 2004, the Purbeck Transportation Study considered options for a southern bypass to reduce traffic movements through the village, through provision of a link between the A35 (Poole Road) and the C6. Dorset County Council identified a preferred route for the by-pass in 2009. Estimates were drawn up of between £10 million and £14 million. Since that time transport priorities have changed and budgets reduced. Whilst DCC do not anticipate the project becoming a priority in the lifetime of the current Dorset Transport Plan, it has not been deleted as a policy. Consequently, Bere Regis Parish Council will continue to work with DCC to find an acceptable route for a by-pass.



Planning Policies

Planning applications for development in the Parish of Bere Regis will be determined in accordance with local and national planning policies, with reference to planning guidance. However, policies in this Neighbourhood Plan are intended to provide greater local detail than is available in those other documents, and this Neighbourhood Plan will be relied upon when determining planning applications.

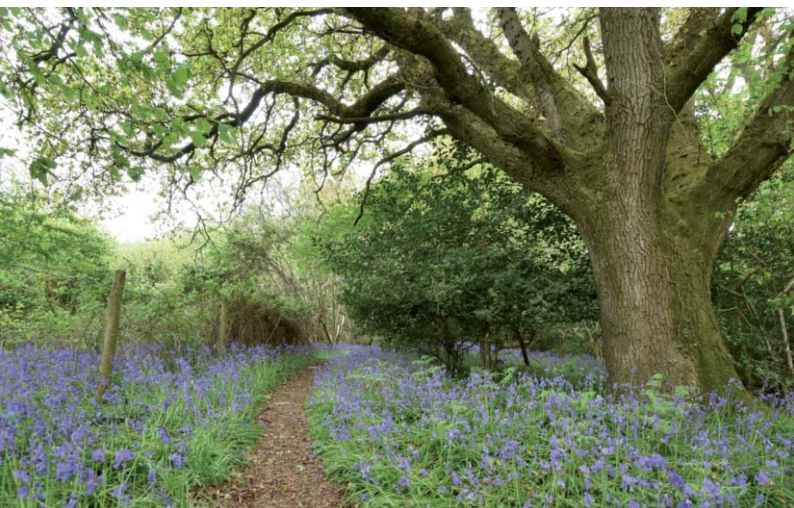
national planning policies. Some development can be allowed outside of the settlement boundary, such as residential development in rural exception sites, provided proposals accord with planning policy and meet a proven need. This Neighbourhood Plan proposes changes to the settlement boundary as detailed on the maps (SE11), and are based on findings detailed in the supporting evidence (SE12).

Settlement Boundaries

Settlement boundaries identify the envelope within which development will be allowed, subject to the proposals being in accordance with local and

Policy BR1: Settlement Boundaries

The settlement boundary will be amended as shown on the proposals map (SE11).



Impact on wildlife habitats

Purbeck has a wealth of biodiversity and geodiversity of international and national importance, such as heathlands. These sites are afforded statutory protection through specific legislation and are designated according to the habitats and species of interest. Species and habitats of local importance are identified within the Dorset Biodiversity Protocol. Other local biodiversity interests lie within Sites of Nature Conservation Interest (SNCl); Local Nature Reserves (LNRs), and; habitats and species of principal importance to biodiversity, including Ancient Woodland and veteran trees.

Where there is biodiversity interest, a Biodiversity Mitigation and Enhancement Plan (BMEP) will be required for approval by the DCC Natural Environment Team (DCC NET). The BMEP certificate obtained from the DCC NET should be submitted to support planning application. Development proposals that might impact on habitats and species of European importance (SPAs & SACs) and Ramsars are subject to a Habitats Regulations Assessment (HRA) to determine what harm might be caused and if adequate mitigation has been proposed.

The Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) states that planning authorities should consult Natural England about proposals for additional residential units within 400 metres of the Dorset Heaths, as this is the most sensitive area. The intention is that no net increase in residential units should be allowed inside the 400m consultation area.

There is also a requirement for new residential and tourist accommodation developed between 400

metres and 5 kilometres of a Dorset Heath to provide mitigation for any adverse impact on the protected sites. Mitigation might be provided through the provision of additional open space and facilities to meet recreation needs, and deflect pressure from heathland habitats; the provision of heathland support areas; heathland management including use of warden services; access and parking management measures; and use of green infrastructure.

The SPD provides guidance as to when a Suitable Alternative Natural Greenspace (SANG) might be required and what it needs to achieve. Generally, residential sites approaching 50 or more homes will require a SANG to mitigate the impact of new residential development on heathland. The final extent and design of a SANG needs to be agreed with Natural England and will be based on the guidelines in the Dorset Heathlands Planning Framework.

The Back Lane housing site is of sufficient size to require a SANG for mitigation. The SANG is intended to provide an alternative walking route, particularly for dog walking. The intention is to avoid damage to local heathland areas that might be caused by increased visitor numbers.

An 'in principle' agreement has been reached between the main landowner and Natural England for a SANG to be provided along the north of the village, following the route of the bypass. This SANG is intended to encourage people from the new development to exercise and walk dogs locally rather than across the Black Hill SSSI. The landowner will

work with Natural England and the Parish Council to ensure residents are encouraged to use the SANG through distribution of advisory leaflets to all dwellings; information boards being provided along the route of the SANG, and; advice and updates being provided in the Parish Magazine.

Policy BR2: SANG

A Suitable Alternative Natural Greenspace (SANG) of approximately 3.9ha will be created as identified on Map 3. Bunds formed from surplus excavated material (see Policy BR5) will be included in the SANG.

The Purbeck Local Plan includes a policy on the protection of Poole Harbour Special Protection Area (SPA). Two main impacts are identified:

- Increased nutrient loading (nitrogen) in the harbour arising from additional sewage generation, and
- Disturbance to birds caused by increased recreational pressures in and around the harbour

that planning policy requires future development proposals to include measures to avoid or mitigate the adverse effects of too much nitrogen in the harbour, and to manage shoreline access to Poole Harbour. Purbeck District Council has published, jointly with the Borough of Poole and West Dorset District Council, a Nitrogen Reduction in Poole Harbour Supplementary Planning Document which provides greater detail including required levels of mitigation and potential measures to achieve nitrogen neutrality.

Policy BR3: Nitrogen Mitigation

Developers must follow policies and guidance provided by Purbeck District Council, including the Nitrogen Reduction in Poole Harbour Supplementary Planning Document. In some circumstances Purbeck District Council may require a developer to enter into a Section 106 agreement for all or part of a scheme, to secure the requisite mitigation as part of a grant of planning permission. These circumstances are likely to be for strategic housing sites / settlement extensions that are required to be nitrogen neutral; and for schemes that are zero rated for CIL (tourism accommodation or tourist attractions).



Flooding in Bere Regis

The village of Bere Regis sits within an area governed by the 'Frome and Piddle Catchment Flood Management Plan' (CFMP). The River Piddle runs through the southern part of the parish with only its tributary, the Bere Stream running through the village of Bere Regis. This watercourse forms a continuation of the stream running through the village of Milborne Saint Andrew (which is not in Purbeck), where there have been flooding problems. The northern part of the parish, including the village of Bere Regis, is in a Groundwater Protection Zone, identified as an important source of drinking water. Consequently, the area is covered by policies in the Purbeck Local Plan.

Most flooding in Bere Regis village has been around Shitterton Bridge, which has inadequate capacity to deal with extreme rainfall. Consequently, surplus water has to cross the road, leading to flooding of some properties near the bridge. Some other properties and roads in the village are occasionally affected by surface water flooding particularly at Southbrook, Rye Hill and Green Close and a strip of

land between the village and the A35. Roads elsewhere in the parish, particularly around Hyde and Chamberlaynes Farm, flood regularly due to poor drainage and the wet nature of surrounding areas. This effect needs to be considered by this Neighbourhood Plan, and also in future planning policies.

There is also an issue with the foul sewers servicing Bere Regis. The poor condition of underground pipes, unauthorised connections to the sewerage system, and overflows from the surface water drainage system mean that sewers occasionally reach capacity and this can cause overflow.

Consequently, new residential and commercial development around the village will need to comply with the district flood risk policy, including any updates to it.

Policy BR4: Bere Regis Groundwater

Planning applications for new development will need to meet the requirements of the district flood risk policy. There may also be a need to incorporate flood alleviation measures and sealed sewerage systems. Septic tanks should only be used where groundwater levels allow appropriate operation. Planning applications need to show that appropriate consultation with Wessex Water and the Lead Local Flood Authority has been undertaken and, where necessary, appropriate measures have been agreed.

Noise attenuation

There is a requirement for noise attenuation to be provided between the new residential development on the Back Lane site and the by-pass due to high noise levels from traffic (**SE13**). It is hoped that such noise attenuation measures could actually be designed to benefit much of the existing village. Because development of all the allocated sites will produce a surplus of excavated material, it is intended that this will be put to good use by providing noise attenuation bunds along the northern side of the village. Use of excavated material on these bunds will also reduce movements of construction traffic through the village and surrounding road network. These bunds will be landscaped and can form part of the SANG. Bunds will be created in order of priority to the community, so as to avoid a series of small ineffectual bunds being created.

Policy BR5: Noise Attenuation

Noise attenuation will be provided along the northern boundary of the Back Lane site. Noise attenuation might be achieved through the creation of noise attenuation bunds using surplus excavated material from the development of allocated sites.





Back Lane former allotments site

Housing

This section provides information regarding land allocations for residential development. This information needs to be read in conjunction with the section on general policies earlier in this plan. Regard should also be given to district wide policies and documents such as The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document, together with national planning policy and guidance.

Proposed number of dwellings

The Purbeck Local Plan (November 2012) indicated that 120 new homes were required annually in the Purbeck area with a settlement extension of 50 new homes proposed for Bere Regis. When BRPC commenced work on the Neighbourhood Plan our assumption was for 50 additional dwellings, but it subsequently became clear that the Purbeck district would need to provide a greater number of dwellings, to meet local demand. Consequently, BRPC agreed to take a pro-active approach to dealing with the problem. As a result, proposed housing numbers were increased to 70. More recently, the results of the SHMA (Strategic Housing Market Assessment) commissioned by PDC indicated that considerably more homes would be needed through the district. The exact number of new homes required in the district has not been finalised, but BRPC again took a pro-active approach to the situation. Through inclusion of the old school site, plus some dwellings at Tower Hill, the plan now allocates enough land to allow the construction of 105 dwellings, assuming a density of 30 dwellings per hectare. PDC have

confirmed that this land area and housing numbers are in line with requirements being included in their Local Plan review.

What constitutes a dwelling?

Within the Neighbourhood Plan the terms 'housing', 'dwelling' and 'homes' are inter-changeable. In broad terms, these all refer to self-contained units of residential accommodation. These might be in the form of houses or bungalows (detached, semi-detached, link attached or terraced), or flats. The number of each type of dwelling is constantly changing, and it will be for the developers to determine market demand during the planning process. However, BRPC have identified a clear need for more starter homes, plus units for elderly and less mobile people, as well as family homes. Consequently, a range of property sizes and styles will be required.

What will these dwellings look like?

Developers need to work closely with BRPC, parishioners and PDC to consider development density and architectural styles before submitting planning applications for any of the sites. Sites that adjoin the Conservation Area need to be designed sympathetically to reflect local architecture. Use of traditional materials will be encouraged. Development in both Tower Hill and North Street need to respect the linear form of development that is apparent through such areas. Both the old school site and White Lovington might accept more contemporary styling, although development on the old school site

will be very visible from Rye Hill and, therefore, this site needs to be developed in a style and density that sits well with the village.

Parking & Access

The narrow medieval road layout in the Conservation Areas of Bere Regis makes car parking a particular problem, with traffic congestion a regular occurrence, particularly in West Street, North Street, Butt Lane, Snow Hill and Tower Hill. New housing in the village will exacerbate congestion at peak traffic times. It is important that new residential developments do not increase the parking load on the existing narrow streets. Consequently, this plan requires that each unit of housing in all the development areas be provided with adequate off-road parking spaces. The Parish Council expects:

- Vehicular access to the Back Lane site to be from West Street, although the preferred access for construction traffic would be direct from the A35, subject to the agreement of Highways England and Dorset County Council.
- Access to the Tower Hill site for construction and future parking will be from Tower Hill with no traffic access from Barrow Hill
- There will be no vehicular access to the residential site on North Street from the A35 roundabout. All parking is to be provided within the development to avoid on-road parking. Construction traffic might take access from the A35 roundabout subject to agreement with Highways England and Dorset County Council.

Considerate Construction

The allocated development sites lie close to existing residential developments. Consequently, developers will be expected to exercise due care and consideration to neighbours during the planning and construction phases on all sites.

Affordable Housing Tenure

Affordable housing includes all types of dwellings that are available for sale or rent, for those people whose needs are not met by the market. This includes housing that provides a subsidised route to home ownership and/or is for essential local workers. Affordable Housing may fall into one or more of these categories:

- Affordable housing for rent (must be available at least 20% below local market rents)

- Starter homes (available only to those with a household income of less than £80,000)
- Discounted market sales housing (must be sold at a discount of at least 20% below local market value)
- Other categories including shared ownership and equity loans

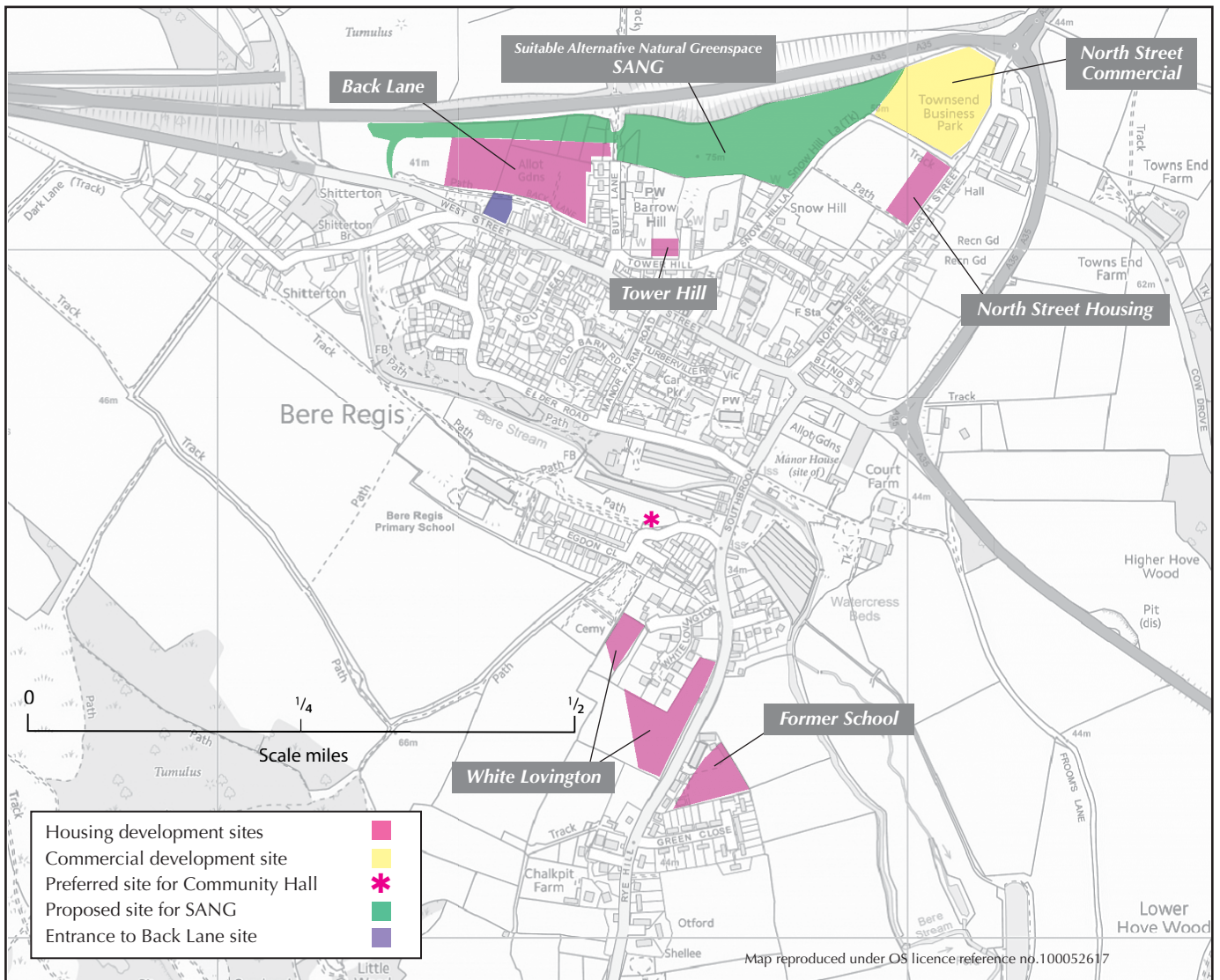
The most recent Strategic Housing Market Availability Assessment indicates that Purbeck should consider a mix comprising 77% social rented/affordable rented housing and 23% intermediate housing to rent or purchase, including shared ownership and discounted sales. However, the Housing Needs Survey (SE14) conducted by PDC shows that the amount of social rented housing in the village is already very high with Bere Regis providing about 30% more publicly rented accommodation per head of population than Dorset as a whole. Consequently, this Neighbourhood Plan is seeking a departure from the Purbeck Local Plan with a different mix of affordable housing tenure, to better meet the local needs of residents.

Policy BR6: Affordable Housing Tenures

All residential development sites will deliver 40% affordable housing on site unless exempted by national legislation; offset by development of affordable housing elsewhere, or; the allocation is offset by a financial contribution from the developer. Any proposals for the offset of affordable housing requirement will need to be dealt with by use of simultaneous planning applications. Offsets can only be provided within Bere Regis village and any such proposals will need to be agreed by Purbeck District Council.

Affordable Housing will be provided on residential development sites in the following ratios unless compelling evidence is available to support different ratios. Housing for occupation by Key Workers will be encouraged.

- 70% affordable housing for rent
- 10% discounted market sales homes that must be purchased and re-sold at a set proportion of open market value and will, in the first instance, be available to local people;
- 10% shared ownership homes, i.e. where people own part of the dwelling and rent the remainder from a Registered Social Landlord (RSL);
- 10% starter homes.



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

Development Sites

Five development sites have been chosen by way of a selection process detailed in **SE15**. Development on these sites must be in accordance with the relevant adopted district plan policies and other policies in this Neighbourhood Plan, namely;

- Surplus excavated material will be used for the creation of noise attenuation bunds in accordance with Policy BR5.
- The affordable housing tenure split will conform to that set out in Policy BR6.
- The developer will need to satisfy the Lead Local Flood Authority and Wessex Water that they have measures in place to address the impact of development on all forms of potential flooding as set out in Policy BR4
- Habitats Regulations requirements must be met as set out in local and national planning policy. The

residential development at Back Lane will need to provide a SANG as detailed in Policy BR2

- Development will require nitrogen mitigation to be provided, as set out in Policy BR3.
- Development proposals should incorporate appropriate landscaping to support biodiversity; create an attractive setting for the development, and; soften the visual impact of development against open countryside.
- Applying a housing density of 30 dwellings per hectare suggests that these sites should provide the following number of units - Back Lane 55; North Street 12; Tower Hill 3, and Former School Site 23 units. The White Lovington site should be developed at a lower density to respect the existing development in that area, and this site is expected to provide around 12 dwellings. Dwellings on that



Old school site



White Lovington



Tower Hill



North Street

site should be designed in keeping with the character of the area.

- Developments that adjoin the Conservation Area must respect the character and appearance of the Conservation Area.
- Vehicular access to the Back Lane site will only be from West Street between The Chanelles and 45 West Street, as indicated on **Map 3**. The access must be designed to protect Back Lane from damage, with Back Lane maintained as a Green Lane. Bollards will be required to prevent additional traffic using that route.
- The North Street site will be developed with level access to the dwellings from street level and with properties fronting on to North Street to respect the prevailing local character. All parking must be provided within the development site. Developers should consider innovative designs to provide parking at the rear of the houses.
- The Tower Hill site is sensitive both due to the close proximity of residential properties and the ecological/historical significance of land to the north of the area designated for development. Any planning application for this site must include proposals for the provision of appropriate protection for the undeveloped area. The land to the north of the development area will be

designated as Local Green Space or used for the Common Land swap (see further detail in the section on the Community Hall).

- The Former School Site and White Lovington sites should include areas for informal recreation.
- Due to the rich history of the area, developers will be required to contact the County Archaeologist to ascertain whether site investigations will be required on any of the sites, to record any undesignated assets that might exist.

Policy BR7: Residential Development

New residential development will be allowed on the five allocated sites shown on **Map 3**, comprising;

- Back Lane (BL) - Land extending to about 1.8 Hectares (4.7 acres)
- North Street Housing - Land extending to about 0.5 Hectares (1.3 acres)
- Tower Hill – Land extending to about 0.1 Ha (0.25 acres)
- White Lovington - Land extending to about 1.0 Hectare (2.5 acres)
- Former School Site – Land extending to about 0.7 Hectares (1.73 acres) including some land already inside the settlement boundary.



Business & Employment

The Purbeck Local Plan allocated a small employment site near the filling station to provide employment opportunities for local people. The existing safeguarded employment area will be retained. However, as this plan proposes to increase the number of new dwellings within settlement extensions, this Neighbourhood Plan proposes a larger employment site. Any large-scale developments (in excess of one hectare) must be supported by suitable transport assessments and mitigation measures in line with the requirements of the Department of Transport Circular 02/2013 'The Strategic Road Network & the Delivery of Sustainable

Development'. Subject to meeting other planning requirements this commercial site could be suitable for provision of facilities falling under the following use classes; A3 (restaurants & cafes), A5 (hot food takeaway), B1 (business), B1a (offices), B8 (storage & distribution) and C1 (hotels). Surplus excavated material from the site may be used to form noise attenuation bunds in accordance with Policy BR5

Policy BR8 North Street Employment

Development that supports local employment will be allowed on the allocated site at the end of North Street, as shown on **Map 3**.





Community Services & Facilities

(including local retail provision)

Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Some of the community facilities and services available in the parish are shown on **Map 4**. As a key service village in the north-west Purbeck region, Bere Regis has a defined local centre, as defined in the Purbeck Local Plan. However, this defined centre does not actually reflect the area of commercial and retail activity. Furthermore, due to the limited nature and distribution of retail and service facilities within the village, it is proposed to remove the local retail centre boundary and protect the local centre uses and community services and facilities through reliance on Policy CF: Community Facilities and Services in the Purbeck Local Plan, which:

- safeguards existing facilities and services,
- sets out where new community facilities and services should be located, and
- sets out conditions under which an existing community facility or service might be replaced by a new community facility or service.

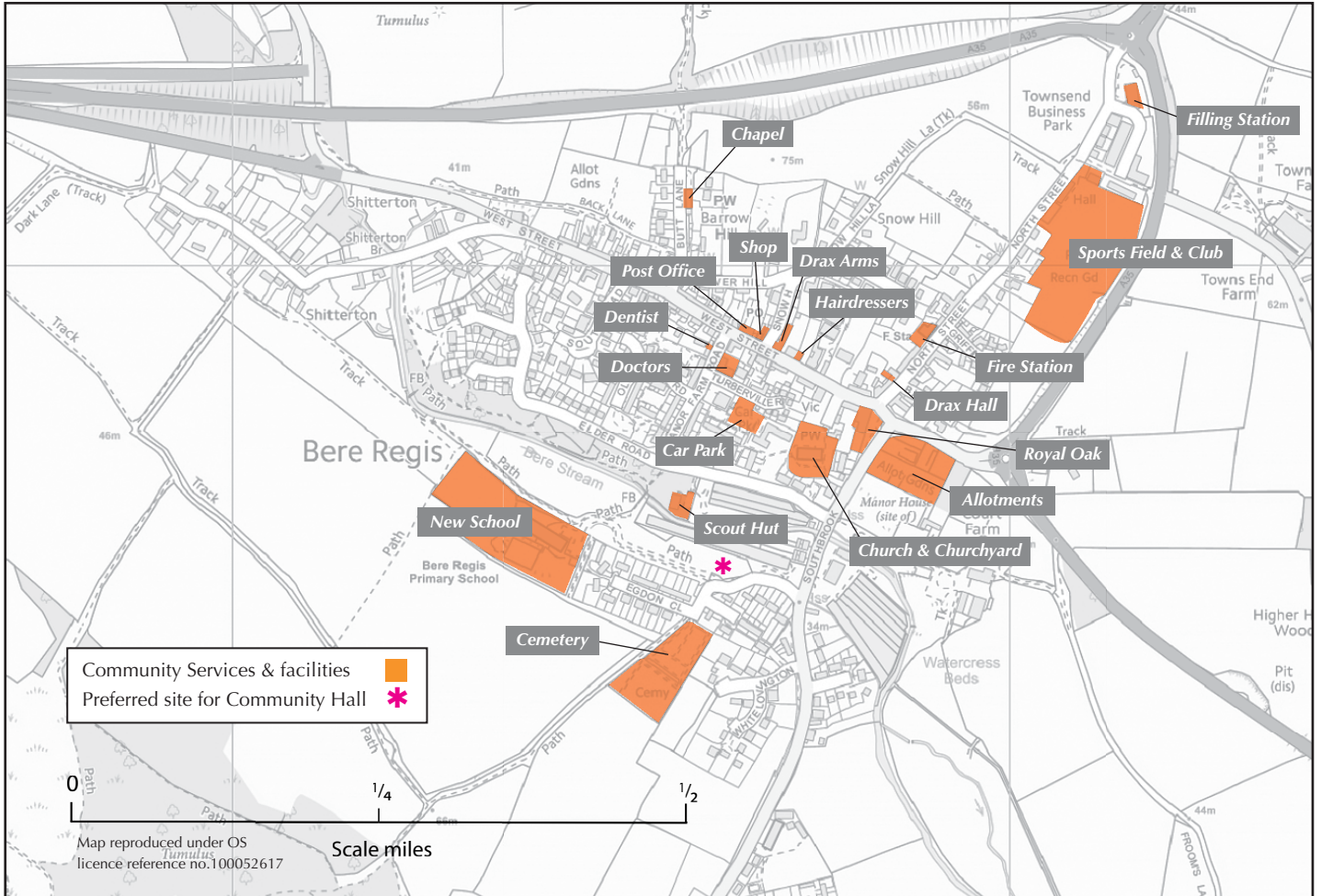
The retail units at Rye Hill, Shell Garage and the village store are considered to constitute appropriate out of town retail uses. However, any proposals for additional retail use must first look to the village centre and the employment site. If the development proposed is over 200sqm then a retail impact assessment must be provided.

Policy BR9: Community Facilities and Services

Existing community facilities and services will be safeguarded through policies in the Purbeck Local Plan. New community facilities and services will be encouraged to locate within the defined settlement boundary. Proposals for facilities outside of the settlement boundary will be allowed where:

- The use cannot reasonably be met within the settlement;
- The facility meets an identified local need;
- It is located close to a settlement in an accessible location using a sustainable means of travel;
- Its impact on landscape, environment and local character is minimised.

The change of use of buildings, land and new retail development up to 200m² gross floor space for small scale local shopping and local centre uses (either as part of mixed use developments or in isolation) will be permitted where the proposal meets a local need and the facility can be readily accessed by walking, cycling and public transport. It is also important that the sequential and impact assessments of the NPPF are satisfied setting out how proposals do not detract from the function, vitality and viability of the District's hierarchy of retail centres.

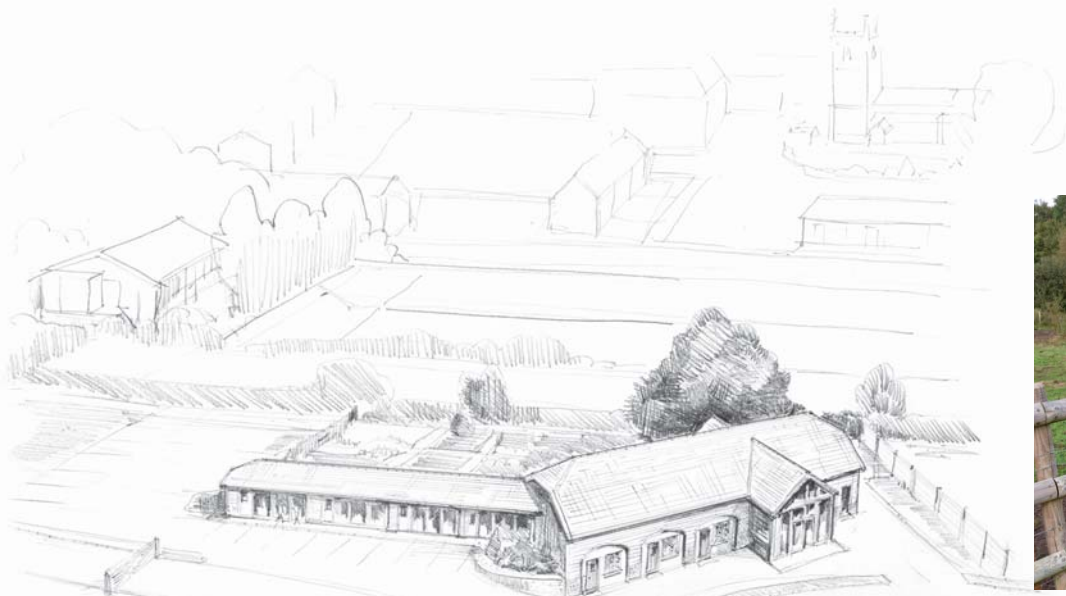


Map 4 - Community Services and facilities.

The Purbeck Local Plan already provides safeguards against loss of commercial facilities. To secure additional protection, Bere Regis Parish Council will be nominating the following as assets of community value. The local community will be given a first opportunity to purchase such property assets, so that these can be retained in their current use.

- Post Office
- Village Shop
- Hairdresser
- Royal Oak Public House
- Drax Inn Public House





Community Hall

Both the Parish Plan and Purbeck Local Plan identified limitations with existing meeting places in the parish, and recommended provision of a new community meeting space. A working party, commissioned by BRPC, has confirmed that the Drax Hall is no longer fit for purpose. The Drax Hall has no parking facilities and is on two levels with difficult access to the first floor. The building suffers from damp, inadequate kitchen facilities, poor heating, and restricted space around the stage. There are also concerns about the cost of ongoing repairs and maintenance. With a growing and ageing population, the Drax Hall will increasingly fail to meet the needs of users.

BRPC strongly support the development of a community hall on the Souls Moor site, as recommended by the working party, due to its central location within the village. This site will allow the provision of on-site parking; adequate meeting rooms to meet demand, plus modern facilities to meet local and regional demands. Use of this site will require de-registration of part of Souls Moor as common land by way of a land swap. The preferred area for such a land swap lies to the north of the Tower Hill development site.

Tourism

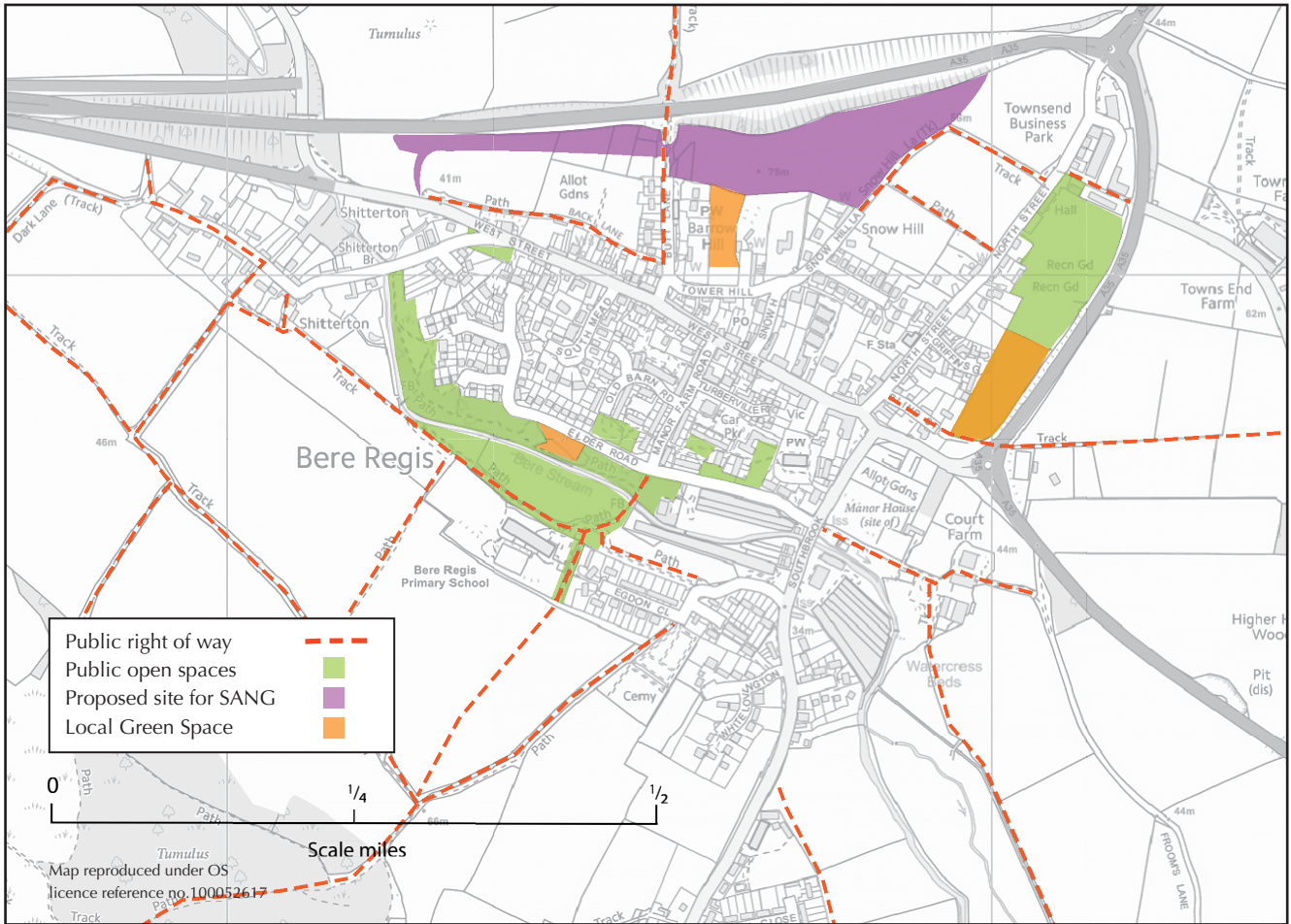
The village of Bere Regis lies on the main holiday route between London and the south coast so, unsurprisingly, tourism is an important part of the local economy. Visitors enjoy local attractions such as the mediaeval church and Black Hill SSSI, while tourists make use of local camping sites, caravan parks and guest houses. The close proximity of larger regional attractions such as the Jurassic Coast, Monkey World, Lulworth Castle and the Tank Museum also encourage



visitors to the village. Our public houses and shops benefit from the holiday trade. Consequently, this Neighbourhood Plan actively encourages the provision of additional holiday facilities, including accommodation facilities where this complies with other policies in the development plan.

Open Spaces

Important areas of open green space that do not already enjoy appropriate protection have been identified on the plan as areas of Local Green Space. It is hoped that further areas of open space will be created as part of the proposed residential and commercial development. There is a presumption that these areas will be retained for recreation, local amenity or as breaks in the built form. Future development will not be permitted on such areas, except small-scale facilities for sport, leisure and assembly, where such facilities cannot be provided elsewhere, and there is a proven need for such facilities in the area. This plan seeks to protect and enhance existing green infrastructure in the area and the riverine environment to ensure that it maximises its benefit to the environment and people of the parish. Areas of existing and proposed open space are listed at **SE16** together with justification for them being considered as Local Green Space. Preference will be given to land lying to the north of the Tower Hill site being used for the common land swap, but if



Map 5 - Local Green Spaces with footpaths and SANG.

the application for the common-land swap is unsuccessful then this area will be retained as Local Green Space.

Policy BR10: Local Green Space

Existing areas of open space will be designated Local Green Space. Three other parcels of land as indicated on **Map 5** will be designated as Local Green Space.

Monitoring

The ultimate purpose of the Neighbourhood Plan is to ensure that future development in Bere Regis is not only sustainable but also contributes positively to the delivery of the vision set out at the start of this Plan. It is, therefore, important that the Neighbourhood Plan policies are implemented efficiently and effectively. This is the role of the LPA as the decision maker

responsible for evaluating planning applications. However, the Parish Council expect to contribute to that process by working in partnership with key stakeholders to ensure that any significant development proposals that come forward are consistent with the Neighbourhood Plan.

Whilst some policies may have a single outcome, specific to particular development site proposals, other policies might have more than one possible outcome. This could make monitoring too complex for it to have any real value.

However, Bere Regis Parish Council undertake to monitor activity on at least an annual basis, to consider delivery of plan policies and the extent to which targets have been met. These reports will be available to view on the Parish Council web site.



Bere Regis Parish Council commends this plan to all residents of the parish. Through it, and on behalf of everyone who has taken many opportunities to comment and contribute, we hope that we are presenting a plan for constructive change to meet the needs of current and future residents, whilst protecting and enhancing those well-loved features that contribute to the essence and character of our beautiful village and parish.



Bere Regis

NEIGHBOURHOOD PLAN

