



Andrea Pellegram Ltd.

Consultation Report

Bere Regis Neighbourhood Plan Review

April 2026

Report prepared by
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for Bere Regis Parish Council
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1. Introduction

This report is prepared on behalf of Bere Regis Parish Council (the qualifying body) to outline all forms of public and stakeholder consultation on the Bere Regis Neighbourhood Plan Review (also referred to in this document as the 'BRNPR').

Bere Regis Parish Council ('BRPC') made its original Neighbourhood Plan in June 2019 following the designation of the neighbourhood area, which included a range of planning policies and site allocations. In 2024, the parish council agreed that a light touch review was needed to bring the neighbourhood plan in date with new national policy, and to provide increased clarity and remove duplication with the newly adopted Purbeck Local Plan. As such, it was established that additional changes outside of this scope would need to be addressed through a more comprehensive review in the future.

Prior to undertaking a Regulation 14 consultation, the draft BRNPR has been screened for a Strategic Environmental Assessment ('SEA'), which confirmed the need to conduct an SEA due to the allocation of housing sites. Given the high likelihood of SEA being required, scoping was also conducted as part of the screening. A full SEA was then prepared and consulted on. All draft documents were subsequently published for Regulation 14 ('Reg 14') consultation between **5 January 2026 and 22 February 2026**, inviting comments from local residents and statutory consultees.

Structure of this Document

- **Section 2** outlines the nature of all engagement activities prior to the publication of the publication of the Reg 14 consultation.
- **Section 3** outlines how the Reg 14 Public Consultation was organised.
- **Section 4** outlines Reg 14 consultation responses and GPC's direct response.
- **Appendix 1** sets out all comments received
- **Appendix 2** sets out all acknowledgements received.
- **Appendix 3** sets out evidence of consultation.
- **Appendix 4** includes materials used to consult on the plan.
- **Appendix 5** contains comments from Chapman Lily Planning (Agent for the landowner of site allocation 1a and 1b) on a pre-regulation 14 draft of the plan

2. Prior Engagement Activities

Engagement with Dorset Council

Throughout the preparation of the review, the qualifying body has engaged with Dorset Council on a wide range of matters to ensure the Plan is up to date and consistent with the current planning framework. This has included initial informal comments on the draft Plan and detailed policy wording, advice on the approach to the review and whether the proposed modifications would change the nature of the Plan (and therefore require a referendum), and consideration of the relationship with the adopted Purbeck Local Plan and emerging changes to national policy.

Engagement has also covered the approach to housing provision and site allocations, including confirmation that existing allocations could be carried forward, discussion of housing requirements in the context of the Local Plan, and consideration of site deliverability (including the status of specific sites such as the former school site). In addition, the qualifying body has worked with the Council on the Strategic Environmental Assessment process, including screening and scoping, the requirement to assess reasonable alternatives, and agreement on the need to update the SEA and HRA to reflect current conditions.

Further discussion has taken place on procedural matters, including the requirements for Regulation 14 consultation, identification of statutory consultees and consultation bodies, preparation of the modification statement, and the timing of the HRA (outlined below). The qualifying body has also engaged with the Council on wider contextual matters such as changes to the NPPF, the introduction of national development management policies, and implications for the timing and submission of the Plan. The qualifying body wishes to thank Dorset Council for its support throughout this process.

Engagement with landowners

All landowners and relevant planning agents for the allocated sites were contacted on 13 March 2025 and invited to comment on the emerging draft Neighbourhood Plan.

For Sites BR1a (Back Lane) and BR1b (North Street), which are being promoted jointly by Wyatt Homes, the appointed planning consultant provided formal representations. These broadly supported the progression of the Neighbourhood Plan and the continued allocation of the sites, whilst recommending a number of amendments to policy wording and supporting text to ensure alignment with national policy and the Purbeck Local Plan. These comments were considered and, where appropriate, incorporated into the pre-Regulation 14 version of the Plan.

In respect of Site BR1c (Tower Hill), the landowner confirmed ongoing support for the allocation. For Site BR1d (White Lovington), the planning agent was invited to comment but no response was received; however, as a planning application is being actively progressed on the site, it is considered that support for the allocation remains.

Site BR1e (Former School Site), which is owned by Dorset Council, was also discussed with the Council's property team. It was confirmed that the site had not yet come forward due to nutrient neutrality constraints, which have since been resolved. While initial delivery proposals are no longer being progressed, the site remains available for development subject to identifying a suitable delivery partner.

All landowners were directly re-consulted at the Regulation 14 stage and given the opportunity to comment on the full Plan, however, no representations were received.

Engagement with residents

Throughout the review process, the qualifying body has sought to account for the views and aspiration of its residents. The plan has been prepared by a group of Parish Councillors and the clerk, but local members of the public were always welcome to attend monthly meetings where the neighbourhood plan was discussed, if they wanted to share any ideas or simply keep up on progress. Given the nature of the review, however, which does not seek to fundamentally alter the Plan or introduce new policy directions, but instead focuses on updating and refining existing policies, no separate pre-Regulation 14 consultation was undertaken. It was considered that a proportionate approach was appropriate in this instance, with full opportunity for public engagement provided at the Regulation 14 stage in accordance with the Neighbourhood Planning (General) Regulations 2012.

SEA process and Informal Comments

In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, a Scoping Report was prepared and shared with the three statutory consultation bodies: the Environment Agency, Natural England, and Historic England. Each was given the statutory five-week period to respond. Comments were received from the Environment Agency and Historic England, confirming the scope of the SEA subject to minor adjustments. These refinements were incorporated into the SEA framework, which then guided the assessment approach. See SE11 for the full responses from the statutory bodies.

Following completion of the SEA, the Environmental Report was shared with Dorset Council for comment and consulted upon with the statutory bodies in accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004.

This was undertaken alongside the Regulation 14 consultation but is presented separately for clarity as a distinct statutory requirement. The SEA has since been finalised following Regulation 14, taking account of any comments received.

3. Regulation 14 Arrangements

Statutory Consultees (Schedule 1 of the Neighbourhood Planning Regulations 2012)

The following groups and organisations were identified with the assistance of Dorset Council and contacted on the first day of the consultation via email. All people contacted were given above the statutory period of 6 weeks (**between 5 January 2026 and 22 February 2026**) to respond. The list also highlights the groups or organisations which responded:

- No response – refer to Appendix 1.
- Acknowledged – refer to Appendix 2.
- Comments – refer to Appendix 3.

	Relevant body	Organisation	Comments
a)		where the local planning authority is a London borough council, the Mayor of London	Not relevant
b)	LPA, County Council or parish council any part of whose area is in or adjoins the LPA	Dorset Council	Comments
		Lower Winterborne Parish Council	No response
		Bloxworth CP (parish meeting)	No response
		Wareham St. Martin	No response
		East Stoke CP	No response
		Affpuddle and Turnerspuddle CP	No response
		Wool CP	No response
		Puddletown Area Parish Council	No response
		Milborne St. Andrew CP	Acknowledged
		Winterborne Whitechurch CP	Acknowledged
c)	Coal Authority	The Coal Authority	Not relevant
d)	Homes England	Homes England	Acknowledged
e)	Natural England	Natural England	Comments
f)	Environment Agency	Environment Agency	Comments
g)	Historic England	Historic England	Acknowledged – ‘no comments’
h)	Network Rail	Network Rail	Comments
i)	Highways Agency	National Highways	Comments
j)	Marine Management Organisation	Marine Management Organisation	Not relevant

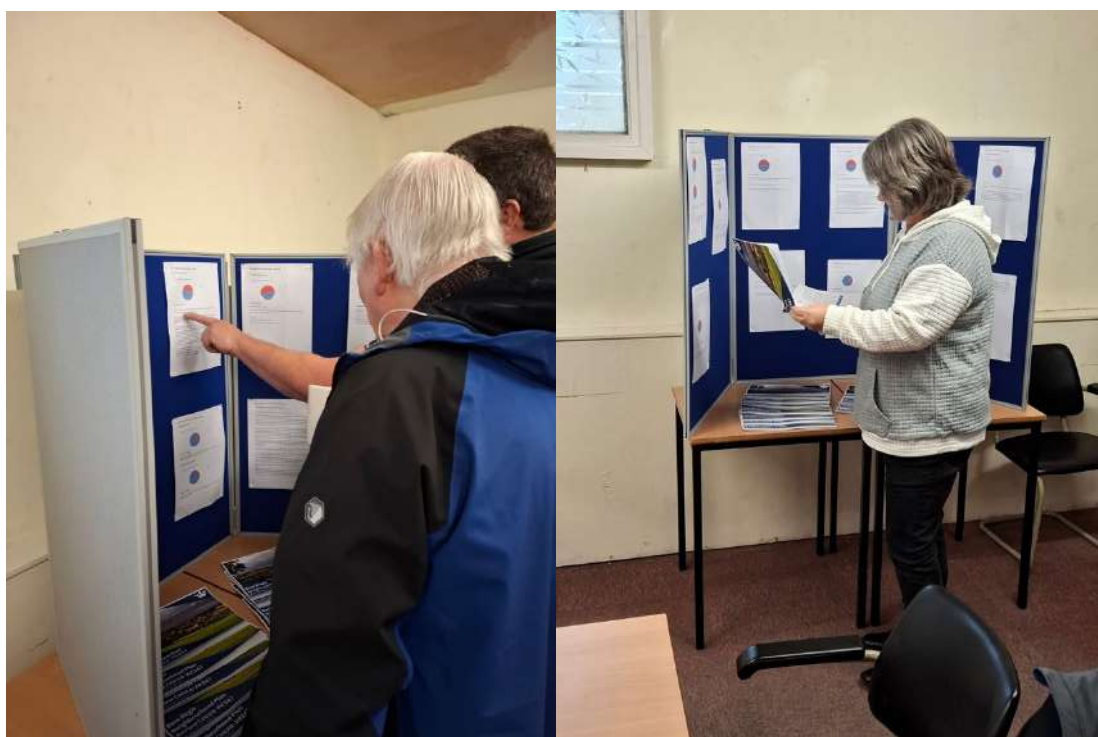
k)	Electronic Communications	Mono Consultants Limited	No response
l) (i)	Clinical Commissioning Group	NHS Dorset	Acknowledged
l) (ia)	NHS Commissioning Board	NHS England	See below
		Public Health Dorset	No response
l) (ii)	Licence under the Electricity Act	Scottish & Southern Energy	No response
l) (iii)	Licence under the Gas Act	Southern Gas Network	No response
l) (v)	Water Undertaker	Wessex Water	Acknowledged
m)	Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	National Trust	No response
		Woodland Trust	No response
		Forestry Commission	No response
		Dorset Gardens Trust	No response
		Dorset Wildlife Trust	No response
		Dorset LNP	No response
		Dorset AONB	No response
n)	bodies that represent the different racial, ethnic or national groups	None could be identified in the neighbourhood area	n/a
o)	bodies that represent the different religious groups	None could be identified in the neighbourhood area	n/a
p)	bodies that represent persons carrying on business	None could be identified in the neighbourhood area	n/a
q)	bodies which represent the interests of disabled persons in the neighbourhood area	None could be identified in the neighbourhood area	n/a

Local Residents

Residents and businesses within the parish were informed of the consultation through a comprehensive programme of engagement. A leaflet was prepared and hand-delivered to all households and businesses prior to the start of the consultation on 5 January, ensuring full coverage of the parish. The leaflet directed residents to a dedicated webpage hosting the Neighbourhood Plan and supporting evidence, along with an online survey through which responses could be submitted. In addition, alternative methods of response were made available, including written representations by post, email to the Clerk, and the ability to request hard copies of the Plan. Overall, all residents were provided with clear and accessible opportunities to engage with the consultation.

Community Event (7th March 2026)

Following the consultation, a community drop-in event was held at Bere Regis Village Hall in March 2026 to present the outcomes of the consultation and provide a further opportunity for residents to comment on the Plan. The event was attended by 19 residents, who were invited to review the Plan and the consultation responses. No additional comments or objections were received at the event, and no significant issues were raised.



4. Results and Comments

This section outlines all responses received during the Regulation 14 consultation by topic. A table of statutory and non-statutory consultees who responded is provided in section 2, together with a record of any comments received and Bere Regis Parish Councils response to them. 17 residents started the survey by responding to the first question, and 7 residents completed the survey in full.

In reviewing the comments, feedback from Dorset Council, as the Local Planning Authority, has been considered first given its importance in ensuring the Neighbourhood Plan aligns with the policies of the Local Plan and meets the Basic Conditions. Any comments from statutory consultees have then been considered, particularly where they relate to environmental, heritage or infrastructure matters that may require legal or technical compliance. Finally, any responses from residents have been considered to identify areas of local concern, suggestions for improvement, or general support.

Outside of the changes outlined below, a number of formatting changes have been made to the post-regulation 14 version of the plan to accommodate the recommended additions.

To ensure clarity, the consultation responses are presented in a table format. Each comment received is set out on the left-hand side, with Bere Regis Parish Council's response and any necessary changes to the Neighbourhood Plan set out opposite. Actions or changes to the plan are set out in *Italics*. To aid navigation of the issues, comments have been organised by topic.

General comments on the plan (including removed policies)

Dorset Council (original response is provided in Annex 1)

Comment	Bere Regis Parish Council Response
<p><u>Existing policy BR1 'settlement boundary'</u></p> <p>Policy proposed for deletion. The settlement boundary used in the original 2019 Bere Regis Neighbourhood Plan was submitted in November 2023 to the Purbeck local plan examination in public (EiP), and was included in the final version of the Purbeck Local Plan, adopted in July 2024. We therefore have no objection to deleting this policy.</p>	<p>Thank you for your comments of support.</p>
<p><u>Existing policy BR4 'Groundwater'</u></p> <p>Policy proposed for deletion. The Purbeck Local Plan (adopted 2024) includes Policies E4 'Assessing flood risk' and E5 'Sustainable drainage systems'. These policies, along with national policies, should adequately take care of flood risk issues arising from new development.</p> <p>The risk of groundwater and sewer water flooding are understandably concerning for residents and businesses. We encourage the parish council to keep record of flood events, and encourage them to continue to work with Wessex Water, the Environment Agency and the Lead Local Flood Authority on exploring ways to reduce the risk of flooding to properties in the future.</p>	<p>Thank you for your comments of support. It is recognised that flooding and sewer water are issues which the Parish Council can best provide input into using local evidence.</p>
<p><u>Existing policy BR6 'Affordable housing tenures'</u></p> <p>This policy is proposed for deletion due to it being covered by the Purbeck Local Plan (adopted 2024) which is based on more recent evidence. The requirements of PLP Policy H11 'Affordable housing' are</p>	<p>Thank you for your comments of support.</p>

<p>relatively similar to Policy BR6, requiring 40% on-site affordable housing on sites of 10 homes or more, with a requirement for 65% of those to be affordable rented, and 25% affordable home ownership. It also requires 10% of them to be social rented, which is a tenure that gets greater emphasis in the current (2024) version of NPPF. We therefore support this deletion.</p>	
<p><u>Existing policy BR7 ‘Residential development’</u></p> <p>This policy has effectively been split into new policies BR1a-e. We welcome this change as it gives the opportunity to provide greater detail on the requirements for individual site allocations.</p>	<p>Thank you for your comments of support.</p>
<p><u>Existing policy BR8 ‘North Street employment’</u></p> <p>This policy is proposed for deletion. The employment site allocation was present on the draft policies maps in November 2023 during the local plan Examination in Public (EiP),² and was included in the final version of the Purbeck Local Plan, adopted in July 2024. PLP Policy EE1 identifies the employment site and states that it (along with the other employment sites) will be “safeguarded for employment uses (including use classes in classes B2, B8 or any other light industrial uses falling outside these classes).”</p> <p>The parish council will be aware of the planning application on this site for various commercial uses including 3 drive-through restaurants / takeaways, and trade counter / industrial units (P/FUL/2022/04027). This application was refused by Dorset Council in March 2025 for several reasons, including the potential effect of having a large number of fast-food outlets within walking distance of the recreation ground, where they would be readily accessible by children and young people (refusal here was supported by NPPF para 97). In this case, the neighbourhood plan appeared to lend support to the proposal through</p>	<p>Thank you for your comments of support. The authors did not have in mind a specific scheme for the site and the policy intended to protect the site for uses that would generate opportunities for local employment.</p>

<p>the supporting text to Policy BR8, which listed that the employment site could be suitable for inter alia A3 (restaurants & cafes) and A5 (hot food takeaway). It's not clear if the authors of the original neighbourhood plan had in mind the type of scheme which was submitted to us as a planning application. However, by deleting Policy BR8 and its supporting text, and relying instead on PLP Policy EE1, it will be easier to resist such schemes in future. As there is a correlation between easy access to fast food takeaways and obesity, this can be seen as a positive move.</p>	
<p><u>Policies BR1a-e (new policy)</u></p> <p>The first bullet point of all 5 policies encourages the applicant to enter into pre-app discussions. While this might be desirable, it cannot be made a requirement, and so we suggest this should be moved to the supporting text. Policies should be there to enable a decision maker to decide how to determine a planning application, and this first bullet point does not help in this respect. NPPF para 16(d) says that policies should be “clearly written ... so it is evident how a decision maker should react to development proposals.” Similarly, PPG para 041 (41-041-20140306) states: “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.”</p>	<p>BRPC supports these comments and recognises policy limitations in respect to pre-application engagement.</p> <p><i>Remove pre-app discussion requirement bullet point from Policies BR1a-e).</i></p>
<p><u>Para 2.10 'Plan Period'</u></p> <p>The plan period is amended from 2019–2034 to 2024–2034. We can see the rationale for this, and we're not aware of anything that explicitly prevents you from making this change when undertaking a neighbourhood plan review that makes material modifications but does not change the nature of the plan. We should however point out</p>	<p>To maintain the position that the BRNPR represents material modifications that do not change the nature of the plan, BRPC agrees that the original plan period can be retained, whilst reflecting the new adoption date. This is not considered to materially impact the plan or its policies and will help to demonstrate that it maintains alignment with the Purbeck Local Plan 2018-2034. This should additionally not impact the application of NPPF Paragraph 14.</p>

<p>that in Dorset we have had five successful neighbourhood plan reviews. Each one has retained its original plan period and has cited in the submitted Modifications Statement that keeping the plan period unchanged helps demonstrate that the changes do not change the nature of the plan. We're not objecting here, but rather bringing it to your attention in case the examiner questions this change during the examination.</p>	<p><i>Revert plan period from 2024-2034 back to 2019-2034.</i></p>
<p><u>Para 2.14</u></p> <p>This paragraph compares the Regulation 14 and 16 consultations, suggesting that the latter is a “wider consultation”. We don't think this is correct. The legislation requires both consultations to bring the plan to the attention of people who live, work or carry on business in the neighbourhood area. Regulation 14 then requires the qualifying body to consult consultation bodies listed in Schedule 1 whose interested the QB consider may be affected by the proposals. In contrast, Regulation 16 requires the LPA to notify any consultation bodies referred to in the submitted consultation statement. Therefore, the scope of both consultations should be similar, with the scope of regulation 16 shaped by that of regulation 14.</p>	<p>BRPC supports these comments. This paragraph was intended to be updated following the regulation 14 consultation anyway.</p> <p><i>Change wording for Para 2.14. See below.</i></p>
<p><u>Para 2.15</u></p> <p>The order of the information presented in paras 2.14 and 2.15 suggest that changes will be made to the plan between the Regulation 16 consultation and the examination. This is incorrect. The QB should finalise the plan after the Reg 14 consultation, and submit it to the LPA under Reg 15. The LPA then organises the Reg 16 consultation, and submits it to the independent examiner under Reg 17 without making any changes.</p>	<p>BRPC supports these comments. Changes will be made to reflect the process outlined.</p> <p><i>Change wording to Para 2.14 and 2.15 as follows:</i></p> <p><i>This current The previous stage of the Neighbourhood Plan Review preparation seeks sought confirmation from the Bere Regis community and other interested people and organisations that the updates are</i></p>

	<p>supported and necessary. Once The comments from the community are have been reflected considered in this draft, where appropriate.</p> <p>[Move from 2.15 to 2.14] Additionally, it will be necessary to confirm that the draft Neighbourhood Plan Review does not pose significant environmental concerns, = meaning it will be necessary to undertake an update to the existing Strategic Environmental Assessment which has been undertaken in involves consultation with statutory bodies.</p> <p>[Move text from 2.14 to 2.15] another This updated draft will has been submitted to the planning authority, Dorset Council, for them to undertake a wider second consultation on the updated draft plan and supporting documents. The plan will then be subject to an independent examination finalised, with the help of the planning authority, and it will be submitted to a Neighbourhood Plan Examiner to confirm it remains compliant with the Purbeck Local Plan and whether it has been prepared correctly, subject to any modifications deemed required.</p>
<p><u>Table on page 11</u></p> <ul style="list-style-type: none"> • There's not a policy BR1 anymore, there are policies BR1a to BR1e • It could be argued that BR3 (Noise Attenuation) is more likely to have a social benefit than an environmental one (because it will benefit humans rather than wildlife). But appreciate it depends how you define these categories. 	<p>BRPC supports these comments. Further detail on how BR1 a-e conform with the three pillars of sustainability is outlined in the Basic Conditions Statement. In regard to BR3, it is considered that there would be social and environmental benefits, given that attenuation may also make nearby natural habitats more attractive to noise-sensitive wildlife.</p> <p><i>Add (a-e) onto BR1.</i> <i>Add tick under social benefit</i></p>
<p><u>Para 2.20</u></p> <p>Note that the Modification Statement is provided in SE10 not SE11.</p>	<p><i>Action change to ensure documents and references are aligned.</i></p>

<p><u>Para 3.13</u></p> <p>Using GIS we've identified 5 separately named SSSIs in the Bere Regis parish, namely:</p> <ul style="list-style-type: none"> • Bere Stream • Black Hill Heath • Morden Bog and Hyde Heath • Stokeford Heaths • Turners Puddle Heath <p>Apart from Bere Stream, all of these are SAC, SPA and Ramsar. These can be viewed on the Dorset Explorer interactive map: [link]</p> <p>SNCI stands for Sites of Nature Conservation Interest, and is a local designation not a national one. DERC manage the list, which is not publicly available. However, our copy of the records show that there are 19 SNCIs in the Bere Regis parish. It's possible that DERC will share the list with the parish council on request.</p>	<p>BRPC supports these comments.</p> <p><i>Make changes to para 3.10-3.17 as appropriate to acknowledge sites and SNCIs.</i></p>
<p><u>Para 3.14</u></p> <p>Dorset Wildlife Trust now own/manage two reserves in the parish. Higher Hyde Heath (which actually covers part of Stokeford Heaths SSSI) and Wild Woodbury. These can be view on Dorset Explorer: [link]</p>	<p>BRPC supports these comments.</p> <p><i>Make changes to para 3.10-3.17 as appropriate to acknowledge Hyde Heath.</i></p>
<p><u>Para 3.17</u></p> <p>Our understanding is that only a relatively small part of the Wild Woodbury site is designed to function as a SANG, intended to relieve the recreational pressure on the heaths. The larger proportion of the site is about rewilding in order to allow natural processes to clean water that flows eventually into Poole Harbour, sequester carbon, and to</p>	<p>BRPC supports these comments.</p> <p><i>Make changes to para 3.10-3.17 as appropriate to acknowledge different functions of Wild Woodberry site.</i></p>

<p>increase the richness of the biodiversity. Details of the Wild Woodbury project can be found here: Wild Woodbury Project Dorset Wildlife Trust</p>	
<p>Para 3.19 and graph (pages 20-21)</p> <p>The text in paragraph 3.19 states that over 70% of homes have two or more spare bedrooms – however, this does not appear to agree to that graph on the following page which shows that the percentage is more likely to be 41.9%.</p> <p>We recognise that the data in the graph is derived from the 2021 Census results. However, it's worth noting the methodology ONS use. It includes assuming that two older children / young people of the same sex should share a bedroom up to the age of 20 without it being counted as overcrowding. However, a lot of people now probably wouldn't consider that an ideal situation, and would consider that to be a form of overcrowding. It's therefore worth considering whether the ONS methodology gives a realistic view of over/under occupancy when viewed by modern standards. Beyond that, with homeworking becoming more the norm, is a spare room a luxury or a necessity?</p>	<p>BRPC supports these comments.</p> <p><i>Make changes to para 3.19 reflecting correct occupancy ratings and acknowledge flaws in ONS use and what this means for the NP area.</i></p>
<p><u>Para 3.28</u></p> <p>The contents of this paragraph have been copied from the existing plan, essentially saying that the parish has a shortfall of children's play area and pitch provision. We're not aware of the evidence that sets out how this was calculated. We would be interested in seeing it, as the findings will have some bearing on what is required to be provided by new housing developments.</p>	<p>The only recorded equipped designated play space in the parish is the Elder Road play space - the area of this site is 0.1 hectares. The recreation ground is 1.83 hectares. The population of Bere Regis is 1800 according to the 2021 census.</p> <p>Applying the population to the Fields in trust 'green space calculator', this indicates a minimum standard of 0.25 hectares of equipped designated play space, which indicates that the play space deficit is now worse than previously recorded. This however may change once any schemes</p>

relating to the BR1a-e are approved, if provision can be made as part of the delivery of any of these sites.













<https://fieldsintrust.org/insights/standards/standards-calculator>

Regarding outdoor sport pitches, the minimum benchmark shows that for 1800 people, 1.2 hectares is required, assuming that the entire landownership of the field is counted. Therefore, the need for outdoor sports provision may be less urgent in the current context, however, this does not factor in formal sports courts and greens for designated sports (e.g. tennis).

Amend Para 3.28 to reflect above findings.

The results using the calculator are provided below for information.



	<p style="text-align: center;">Outdoor Sports: minimum of 1.6 ha per 1000 people</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; vertical-align: top;">  <p>Outdoor sport pitches</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">1.2</td> <td style="font-size: large; color: green;">2.16</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;">  <p>Courts, greens, tracks and trails</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.4</td> <td style="font-size: large; color: green;">0.72</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table> </td> </tr> </table> <p style="text-align: center;">Play space: minimum of 0.55 ha per 1000 people</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; vertical-align: top;">  <p>Equipped designated play areas</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.25</td> <td style="font-size: large; color: green;">0.45</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;">  <p>Informal play</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.3</td> <td style="font-size: large; color: green;">0.54</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table> </td> </tr> </table>	 <p>Outdoor sport pitches</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">1.2</td> <td style="font-size: large; color: green;">2.16</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table>	FIT Min. Benchmark	Project Requires	1.2	2.16	ha	ha	 <p>Courts, greens, tracks and trails</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.4</td> <td style="font-size: large; color: green;">0.72</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table>	FIT Min. Benchmark	Project Requires	0.4	0.72	ha	ha	 <p>Equipped designated play areas</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.25</td> <td style="font-size: large; color: green;">0.45</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table>	FIT Min. Benchmark	Project Requires	0.25	0.45	ha	ha	 <p>Informal play</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%; font-size: small;">FIT Min. Benchmark</td> <td style="width: 50%; font-size: small;">Project Requires</td> </tr> <tr> <td style="font-size: large; color: green;">0.3</td> <td style="font-size: large; color: green;">0.54</td> </tr> <tr> <td>ha</td> <td>ha</td> </tr> </table>	FIT Min. Benchmark	Project Requires	0.3	0.54	ha	ha
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<p><u>Para 4.7</u></p> <p>Note that Dorset Council has just commissioned another Housing Needs Assessment to replace the 2021 version, which is now 5 years old. However, at present, the 2021 version is the most up-to-date version available.</p>	<p><i>Add reference to this in para 4.7.</i></p>																												
<p><u>Para 4.13</u></p>	<p><i>Remove reference to Poole Harbour Recreation SPD</i></p>																												

<p>This refers to the Poole Harbour Recreation SPD. Figure 1 of the SPD shows the extent of the Recreation Zone. This can also be viewed on Dorset Explorer.</p> <p>The Poole Harbour Recreation Zone is over 3.3km from your parish boundary. It's therefore not necessary to take this into account for development proposals in Bere Regis. We suggest removing reference to it from your neighbourhood plan to avoid confusion.</p>	
<p><u>Paras 4.16 and 5.3</u> Our Local Nature Recovery Officer writes: It is positive to see the reference to Local Nature Recovery Strategies in 4.16 (pg28), the suggestion would be that this is updated to refer specifically to Dorset local nature recovery strategy as this is now the published strategy relevant to the neighbourhood plan area.</p> <p>Similarly in 5.3, the suggestion would be to remove reference to 'once adopted' and refer to Dorset LNRS specifically.</p> <p>Additional suggested edits would be to refer to the written part of the strategy which can be used to integrate nature in design, rather than just highlighting the maps. Plus, to clarify that the high opportunity nature areas are not a 'designated area'. Suggested redraft: “In addition, Dorset local nature recovery strategy has 13 nature recovery priorities which can be used to inform site design, and its local habitat map identifies high opportunity nature areas, with mapped potential activities suggesting what type of habitat creation or enhancement could be most beneficial in an area which can guide Biodiversity Net Gain (BNG) delivery. Further information available at: Nature recovery in planning and development: how Dorset’s local nature recovery strategy works with planning - Dorset Council</p>	<p><i>Reflect that the LNRS is now adopted in 4.16 and 5.3.</i></p> <p><i>Accept suggested redraft.</i></p>

4.17 and 4.18, Nutrient neutrality

We feel that this section is unclear / inaccurate regarding the issue of nutrient neutrality. We appreciate that this is a complex topic which keeps evolving. The following is a short summary which hopefully explains the current situation:

Poole Harbour SPA/Ramsar is in an unfavourable condition due to excess nitrogen and phosphorus. In March 2022 Natural England advised local authorities that development proposals that have the potential to affect habitats sites such as Poole Harbour need to be carefully considered. Nutrient neutrality should be considered as a possible solution to mitigate nutrient impacts from development – essentially offsetting the increase in nutrients flowing into the catchment area by reducing the amount elsewhere.

In May 2024 Natural England confirmed that sewage treatment plant upgrades delivered through the Levelling Up and Regeneration Act will reduce phosphorus levels to meet the conservation objectives of the Poole Harbour SPA, with headroom for new development. Therefore, the requirement for new development to achieve nutrient neutrality with respect to phosphorus was removed, and nitrogen is the sole nutrient of concern in Poole Harbour.

Development which results in an increase in overnight accommodation, the intensification of agricultural practices or introduces industrial processes which discharge nutrients will have a likely significant effect on Poole Harbour SPA/Ramsar. For such development, a nutrient budget is calculated in order to work out the quantity of nutrients that need to be offset elsewhere in the catchment in order to achieve nutrient neutrality. Offsetting can be achieved either directly by the developer or through the purchase of third-party credits.

There are two types of nitrogen credit available:

Accept suggested redraft.

<ul style="list-style-type: none"> • temporary nitrogen credits: currently offered by Dorset Council, provide mitigation in the period up until 2030. These credits have been generated through short term changes in land use, which will result in reduced nitrogen inputs on the land and a decrease in nitrogen entering Poole Harbour. • in-perpetuity nitrogen credits: offered by Natural England, and have been generated through changes in land use and management practices at sites within the Poole Harbour catchment. <p>Please also see our comments regarding Habitat Regulations Assessment below.</p>	
<p><u>5.1</u></p> <p>I assume “Dorset Biodiversity Protocol” is a reference to the “Dorset Biodiversity Appraisal Protocol” – details of which can be found here: The Dorset Biodiversity Appraisal Protocol - Dorset Council This is a mechanism for addressing the impacts on biodiversity from planning applications.</p>	<p><i>Accept amendment.</i></p>
<p><u>5.10</u></p> <p>First part of the first bullet point seems like a tautology: “Increased nutrient loading in the harbour arising from additional nutrient loading...” Second bullet point seems confused as it mentions nitrogen again, which is the subject of the first bullet point. Recreational pressure on Poole Harbour is an entirely separate issue, and so it is useful to handle the topics separately.</p>	<p><i>Make amendments to clarify issue.</i></p>
<p><u>5.15</u></p>	<p><i>Make amendments to clarify issue.</i></p>

<p>This paragraph has been copied from the original neighbourhood plan with a few minor changes. Is it still appropriate to say that the employment site is an appropriate location for additional retail use? See our comments on existing policy BR8 which you have scheduled for deletion. The point is that the employment site will in future be controlled by PLP Policy EE1 rather than BR8. Policy EE1 safeguards the site for employment uses “including use classes in classes B2, B8 or any other light industrial uses falling outside these classes”. It is therefore not obvious that retail uses will be deemed appropriate on the employment site under the proposed policy framework.</p>	
<p><u>5.16</u></p> <p>The reference to the Purbeck Local Plan here appears to be a reference to the 2012 Local Plan. As this has been superseded by the 2024 Local Plan, which doesn’t include references to meeting places in Bere Regis, we suggest this reference is removed.</p>	<p><i>Make amendments to clarify issue.</i></p>
<p><u>5.20</u></p> <p>While the sentiment of the first sentence of this paragraph might be broadly true in practice, I’m not aware that there is a section of NPPF which states that “there is a presumption that these areas will be retained for recreation, local amenity or as breaks in the built form.” Almost everything NPPF says about LGS is contained in paragraphs 106 to 108, and gives the criteria for selecting LGS sites, and states that policies and decisions for managing development within a LGS should be consistent with national Green Belt policy. There is also the PPG for LGS, but this also does not use phrases such as “local amenity” or</p>	<p><i>Amend wording to recognise what the NPPF states how proposals affecting local green spaces should be treated.</i></p>

<p>“breaks in the built form”. This paragraph therefore seems to misrepresent NPPF.</p>	
<p><u>5.21</u></p> <p>While we take the point that LGS sites should be capable of enduring beyond the plan period, a Neighbourhood Plan Review is a good opportunity to ensure that the information captured regarding the sites is still accurate and relevant. A neighbourhood plan review is also an opportunity to identify LGS sites that might have been missed first time around. See above comments regarding LGS site 2 that question whether the car park is suitable for LGS status.</p>	<p>No new sites were added because none were identified. More importantly, if any sites were identified, there is considered a risk of changing the nature of the plan by adding new areas in the parish where development would be significantly constrained. The information submitted in ED9 has been reviewed and confirmed up to date.</p> <p><i>Conducted review of all LGS sites to ensure information remains accurate and address specific concerns in relation to LGS site 2 (see below).</i></p>
<p>6.1</p> <p>Typo: “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.”</p>	<p><i>Accept amendment.</i></p>

Environment Agency

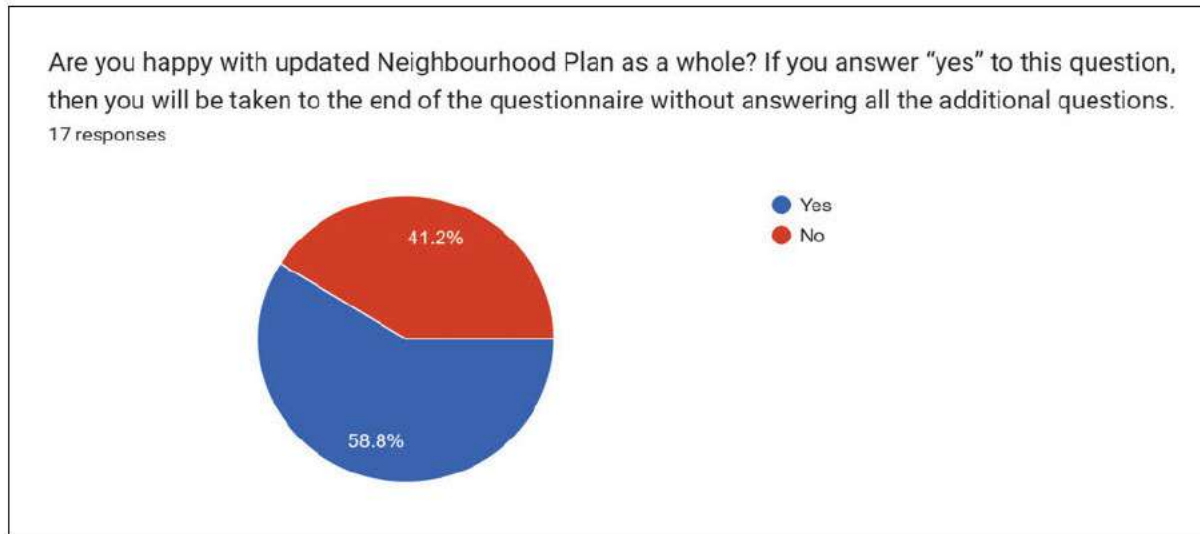
Comment	Bere Regis Parish Council Response
<p><u>Housing Allocations: Policy BR1a-e</u></p> <p>For site allocation policy BR1a, BR1b, BR1c, BR1d, BR1e. We support the inclusion of requirement for proposal to demonstrate that development would not increase flood risk elsewhere and wastewater capacity in place. We also support the inclusion of Proposal at Back Lane</p>	<p>Thank you for your comments of support.</p> <p>Ensure NPPF references are as up to date as possible.</p>

<p>adherence to Policies BR2 by having the proposed building layout and design to respect the adjoining Conservation Area.</p> <p>Groundwater concerns: We note that groundwater is a big concern around the housing allocations which lies on Source Protection Zones 1, 2, and 3. These are highly sensitive site and groundwater quality area which should not be impacted according to paragraph 187 of the National Planning Policy Framework (NPPF). We note that you have stated the policy for groundwater (on the Old NP ref) is now being covered under the wider Purbeck Local Plan (Policy E5), which provides the framework for ensuring new development submit details of a Sustainable Drainage System (SuDs). We agree with the Purbeck Local Plan SuDs policy statement on matters relating to groundwater protection.</p>	
<p><u>Environmental Net Gain and Biodiversity</u></p> <p>We recognise that your plan considers enhancing and conserving biodiversity and the minimum 10% net gain. Your plan should consider where it can go beyond any minimum requirements to deliver environmental net gain through both enhancing and protecting the environment, avoiding biodiversity loss.</p>	<p>A requirement to go beyond the statutory requirement of 10% would require viability information. Given the constraints of this review, the decision was taken not to seek a higher requirement.</p>
<p><u>Aquifers</u></p> <p>Your plan also includes areas which are located on highly vulnerable principal aquifers, which are groundwater resources that are particularly sensitive to contamination. These should be considered within your final plan as growth and development is proposed here, in particular avoiding potentially contaminative development in these areas. The relevance of the designation and the potential implication upon development</p>	<p>The parish council unfortunately has no authority on such issues. As indicated by the removal of old Policy BR4, such issues are suitably managed by national policy and the policies in the Purbeck Local Plan. Moreover, given that this review is limited to changes which do not change the overall nature of the plan, it is considered adding new policy requirements and/or designations would be outside of this scope.</p>

<p>proposals should be considered with reference to our Groundwater Protection guidance:</p> <p>https://www.gov.uk/government/collections/groundwater-protection.</p>	
<p>Strategic Water Planning</p> <p>The catchment-based approach should be adopted to deliver requirements under the Water Framework Directive. This seeks to:</p> <ul style="list-style-type: none"> • deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and • to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment. Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment. Further information on the challenges that threaten the water environment and how these challenges can be managed for your plan area in your River Basin Management Plan must be fully taken into consideration. 	<p>The comment is noted. The neighbourhood plan supports sustainable drainage, biodiversity enhancement and protection of the natural environment through existing policies and through the application of national policy. The plan is a modification of the made neighbourhood plan and does not introduce new strategic policy areas. It is therefore not considered necessary to amend the plan.</p>
<p>Water supply, drainage, and wastewater infrastructure</p> <p>As your plan promotes growth, we recommend early consultation with your water company, Wessex Water. Your plan should determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance, treatment and disposal of quantity and quality of water associated with any proposed development within environmental limits of the receiving waterbody. This may impact on the housing figures and the phasing of development. If there is any uncertainty around drainage connection, please see the drainage hierarchy below.</p>	<p>The comment is noted. The provision of water supply and wastewater infrastructure is addressed through the planning application process in consultation with the relevant water company and other statutory bodies. It is therefore not considered necessary to amend the neighbourhood plan in response to this comment.</p>

<p>Foul Drainage Hierarchy</p> <p>Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order: 1. Connection to the public sewer 2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation) 3. Septic Tank</p>	<p>This is noted, however, there is no need for the neighbourhood plan to repeat national guidance which applies to all sites for development.</p>
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Resident Reponses (10 responses)



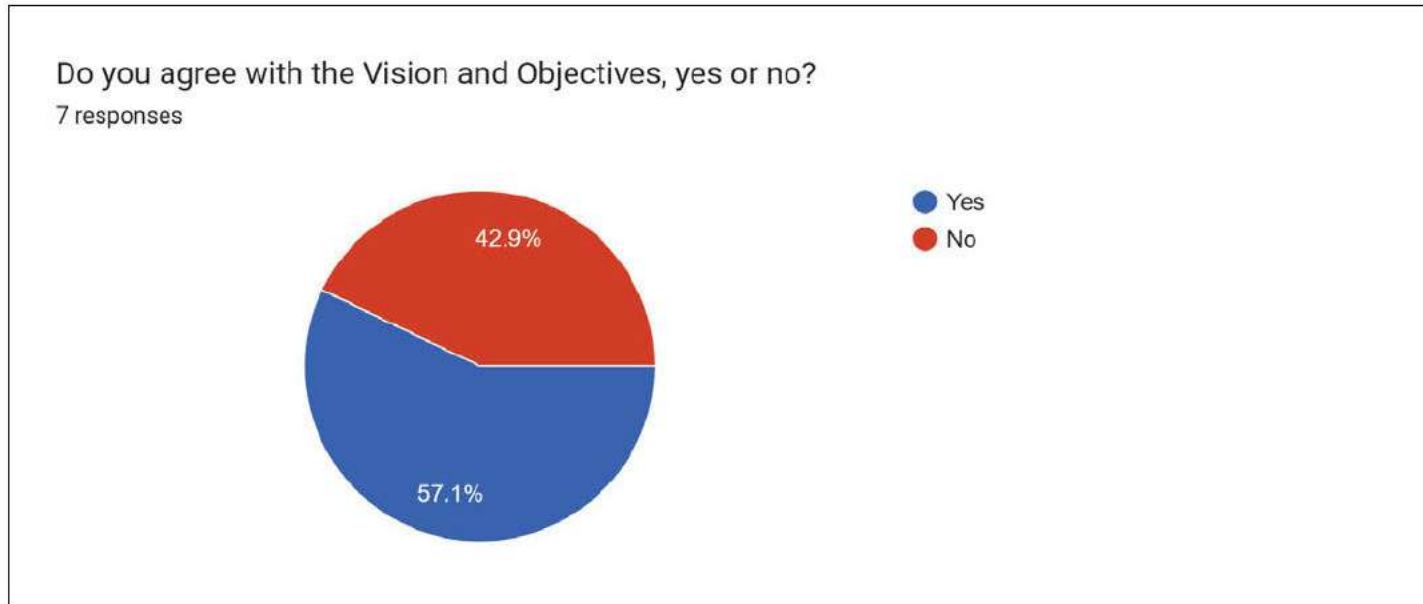
It is important to note that, in the context of the above, a response of ‘No’ should not be interpreted as opposition to the Plan as a whole. Rather, it reflects that respondents may have had specific comments or suggestions on particular elements of the Plan, as evidenced by the detailed responses provided. These responses have been considered and, where appropriate, used to inform refinements to the Plan.

Comment	Bere Regis Parish Council Response
<p>See comments already made.</p> <p>Addendum SE8 - the document seems to be called 'Stroud Local Plan'?</p>	<p><i>This has been corrected in the new documentation.</i></p>
<p>All I would add is that the Recreation Ground is protected by means of Queen Elizabeth 2nd 'status', as well as further protection through 'Fields in Trust'.</p>	<p><i>Add acknowledgement to LGS information</i></p>
<p>The Sports Club responded to the planning application for the new housing on North Street, noting that provision of a MUGA, with a high fence on the road side, would also help to protect the nearest houses to the road from any, admittedly low risk, potential ball strike issues. That could be something the developers could fund?</p>	<p>This is a detailed matter that would be appropriate to address through the planning application process.</p>
<p>We read the original Neighbourhood Plan before we decided to move into the village and its positive and even-handed approach to modern (and future) life in the village helped to inform our decision. With that in mind, I would like to mention that we think the additional housing site at the end of North Street proposed in the Dorset Plan, if ever permitted, would be in direct conflict with the approach and values so clearly set out in this updated plan, to the clear and direct detriment of all North Street residents (and users) as well as the rest of the village more generally.</p>	<p>The concern regarding the additional housing proposed in the draft Dorset Local Plan is recognised, however, not possible to address as part of this review. It is also noted that the future Dorset Plan will need to address additional housing requirements, which will lead to new development in many parishes. The Draft Local Plan is at an early stage of development, and may be subject to change.</p>
<p>Section 3.25 includes a statement on the possible relocation of the fire station to Townend Business Park. On what basis has this statement been justified? DWFRS are currently undertaking an exercise which will result in station closures. It therefore seems unlikely that capital funds for a relocation would be available.</p>	<p>The comment is noted. The reference to the potential relocation of the fire station is not intended to promote or allocate development, nor does it rely on any confirmed funding or programme. It is included as a general observation that, should a need or opportunity arise in the future, the Townend employment site could provide a suitable location. Any such proposal would be led by the relevant fire authority and subject to separate decision-making processes. No change to the plan is considered necessary.</p>

<p>Section 3.26 refers to the Drax Hall. My understanding is that the Trustees prefer that it is referred to as the Village Hall. It might therefore be politic to do so in this document.</p>	<p>The point is taken, however, the Drax Hall is technically the name of the building and should be retained for the purposes of identification by planning officers and document users who may not be local to the area.</p>
<p>BR1a and BR1b include a guideline for the number of houses on each site. Do these numbers reflect those in the planning application which has been submitted by Wyatt Homes.</p>	<p>Yes. SE8 states that the previous plan allocated the sites with approximate figures, and subsequent allocations on the sites based on technical studies confirm greater capacity. The NPPF encourages development to make efficient use of land, and there are greater housing requirements now reflected in the Purbeck Local Plan (adopted after the BRNP). As a result, the indicative site capacities were increased to reflect this.</p>
<p>Extensive road traffic numbers assessments have been ongoing. Are these focussed on any particular development. Although not currently included available details of interest in further building on Drax land to the East of Rye Hill could have been included as an addendum.</p>	<p>This is not relevant to the BRNP. It is possible these assessments are linked to the allocation sites, or other projects. Adding further housing sites to the review would be a significant change to the existing plan, which would be outside the scope of this review (this is outlined in section 1).</p>
<p>See my comment above concerning the possible designation of the field to the south of the playing fields.</p>	<p>See response above.</p>
<p>Given that observations have been made about congestion on many roads in the village, and lack of parking provision, the requirements for such provision within the possible new development areas are, I believe, insufficient. The aging population with the consequential higher numbers of young people who have no choice but to continue living with parents is resulting in many three and four vehicle families. All the new residential locations should have additional communal parking areas even if that means fewer properties. In addition, the parish council should make representation to the appropriate authorities to ensure that West Street is not used as a 'rat run' when there are holdups on the by-</p>	<p>Whilst parking issues in the village are recognised, parking standards are set by Dorset Council to address this issue, and it is not possible to address this further in the review. Congestion is a consideration for planning applications and is not something the BRNPR will be able to address.</p>

<p>pass - this causes major issues and gridlocks - not only at peak holiday periods.</p>	
<p>Agree with plan. Worry is that the push to provide housing may override some of the conditions specified. ie current flooding problems, traffic, parking.</p>	<p>Thank you for your support. All issues will be appropriately considered and dealt with at detailed planning application stage.</p>
<p>Well done for all your hard work</p>	<p>Thank you for your support.</p>
<p>See response to first question re The Vision.</p>	<p>Response to question below.</p>
<p>During the public consultation, a resident raised that there is no 'change control' section at the start of the document; for example, explaining why certain policies that were in the original Plan have now been removed.</p>	<p>This is outlined in the introduction and also addressed in greater detail in SE10.</p>

Vision and Objectives



Residents and Businesses

Comment	Bere Regis Parish Council Response
This should include some reference to current properties for sale in the area. Although this changes, there seem to be a lot of variously priced properties for sale in Bere Regis and near by which remain unsold. What is the point of building more properties for them to stand empty?	This is not an issue relevant to planning and would be counteractive to the purpose of the neighbourhood plan which is to allocate housing to meet identified housing needs.

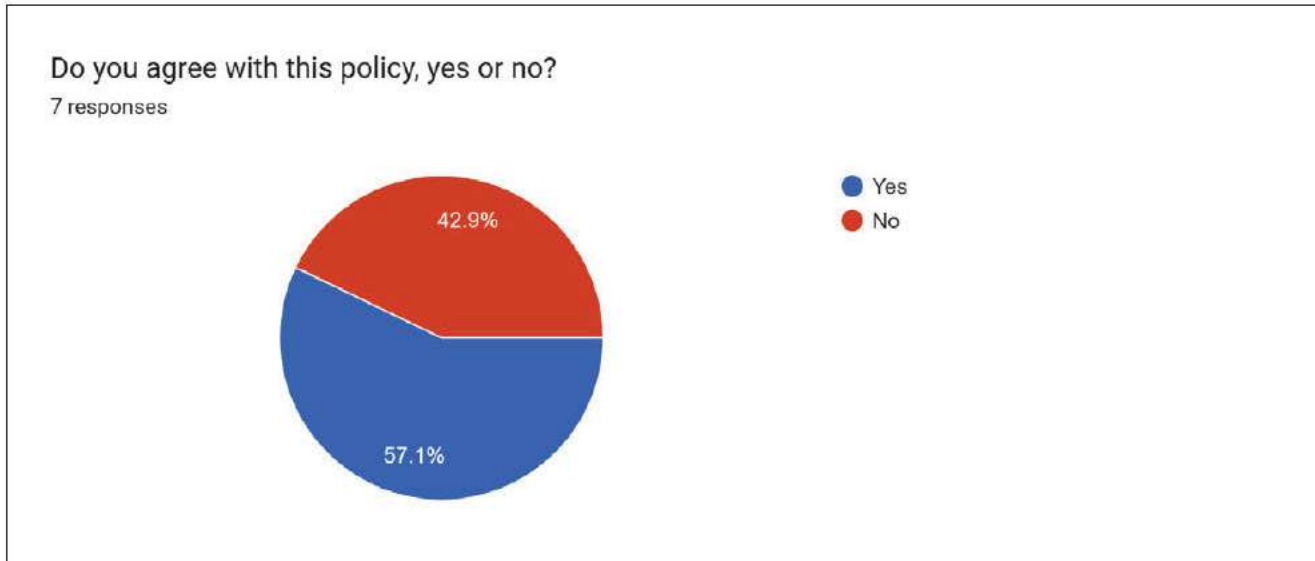
<p>Lack of detail "sufficient quantity", needs assessment. Integrating requires a mix of housing on each site, not social housing in one space that polarises groups within the village.</p>	<p>This term is considered appropriate for the objective. The detailed requirement is set out within paragraph 4.4.</p>
<p>I would like to see additional emphasis on sustainability and, in particular, guidance on non-carbon energy sources. However, I accept this is a limited review. I trust such matters will be covered by a new Neighbourhood Plan which will no doubt be required very soon given the soon to be re-published National Planning Policy Framework (consultation issued December 2025), revised housing requirements and the promised Dorset Local Plan.</p>	<p>Thank you for your support. Whilst a new neighbourhood plan could consider such issues, the newly introduced Building Regulations will encourage these standards in the interim.</p>

BR1a housing

Dorset Council (original response is provided in Annex 1)

Comment	Bere Regis Parish Council Response
<p>New policy BR1a 'Back Lane'</p> <p>Site is subject to planning application P/FUL/2024/05032 seeking full permission for 52 dwellings on this site plus 15 dwellings on BR1b. We encourage you to ensure that the applicants, Wyatt Homes and/or their agents, Chapman Lily Planning, are consulted on the revised plan.</p> <p>The third bullet point requires vehicular access to be taken from West Street, near to the junction with Roke Road. This is different from the existing plan, which states in the supporting text that access should be taken from between The Chanelles and 45 West Street. We are aware that the current planning application proposes to build an access road westwards, joining West Street approximately 100 metres from the western edge of the site allocation. As this forms part of the current planning application, we're assuming that it is deliverable and supported by the current applicant. You may however wish to consider illustrating this change on Maps 3 and 3a for clarity, perhaps by adjusting the site allocation boundary.</p> <p>We note that the other four site allocation policies require off-road car and cycle parking to be provided. Is there a reason that isn't a requirement for the Back Lane site?</p>	<p>The landowner was consulted and provided comments (Appendix 5) on an earlier version of the plan which have been considered in the consultation version.</p> <p><i>The site allocation boundary, shown on maps 3 and 3a, has been amended to reflect the revised access.</i></p> <p><i>Reference to parking requirements has been added for Back Lane.</i></p>

Resident Reponses



Comment	Bere Regis Parish Council Response
<p>Why is there no reference to the Wyatt Homes proposals?</p> <p>Removal of BR 6 is a mistake. Village identity is achieved by current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.</p>	<p>The proposals are addressed in SE8. There is no guarantee that the Wyatt Homes proposals will be approved and therefore it is not appropriate to address in the main document.</p> <p>Old BR6 could not be relied upon as the evidence upon which it was based is older than new evidence supporting requirements in the Purbeck Local Plan. This includes the integration of housing types across development, where a mixture of tenures is provided.</p>
<p>I agree with the revised clearer requirements / objectives and welcome the intended change to the vehicular access point. However, Map 3 has not been updated since the original NP. In particular, it still shows access on to West Street by The Chanelles / 45 West Street and not to the revised position closer to Roke Road (opposite the Old Mill). The update to the Map 3 is essential.</p>	<p><i>The site allocation boundary, shown on maps 3 and 3a, has been amended to reflect the revised access.</i></p>

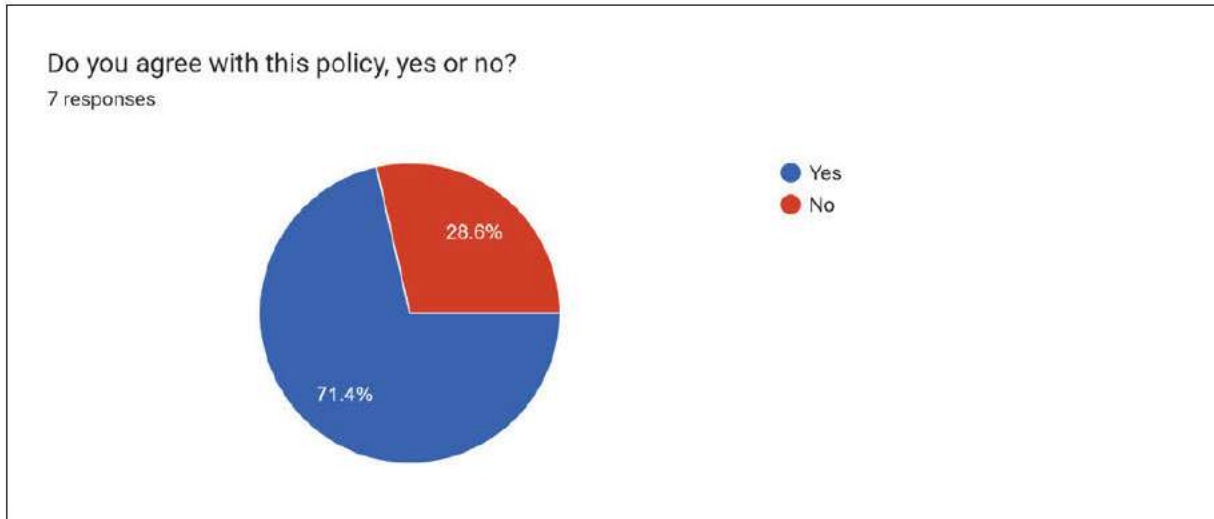
<p>I would suggest a further objective / requirement. That is, for the development to fund / deliver an enhanced pedestrian crossing on the By-Pass from Butt Lane. This could be achieved by a slight realignment of the carriageway and the provision of a splitter island / pedestrian refuge in the middle of the road. This would mean users of the footpath from Butt Lane and to the north of the By-Pass would only need to cross one lane at a time. This would have the benefit of enhancing recreational opportunities by making access to the footpath network to the north of the village far easier / safer. The By-Pass is an effective barrier at present.</p>	<p>The suggested improvement is a detailed highways matter which would require evidence of need, feasibility assessment and agreement with the highway authority. In the absence of supporting evidence, it is not considered appropriate to include a specific requirement within the neighbourhood plan.</p>
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BR1b housing

Dorset Council (original response is provided in Annex 1)

Comment	Bere Regis Parish Council Response
<p>New policy BR1b ‘North Street’ Site is subject to planning application P/FUL/2024/05032 seeking full permission for 15 dwellings on this site plus 52 dwellings on BR1a. We encourage you to ensure that the applicants, Wyatt Homes and/or their agents, Chapman Lily Planning, are consulted on the revised plan.</p> <p>The requirements generally seem acceptable.</p>	<p>The landowner was consulted and provided comments (Appendix 5) on an earlier version of the plan which have been considered (and where appropriate, actioned) in the pre-regulation 14 version of the plan.</p>

Resident Reponses



Comment	Bere Regis Parish Council Response
<p>Why is there no reference to the Wyatt Homes proposals? They held a open day type consultation and have applied for planning permission.... Albeit not the same as they presented at their consultation!</p> <p>Removal of BR 6 is a mistake. Village identity is achieved bt current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.</p>	<p>The proposals are addressed in SE8. There is no guarantee that the Wyatt Homes proposals will be approved and therefore it is not appropriate to address in the main document.</p> <p>Old BR6 could not be relied upon as the evidence upon which it was based is older than new evidence supporting requirements in the Purbeck Local Plan. This includes the integration of housing types across development, where a mixture of tenures is provided.</p>

BR1c housing

Dorset Council (original response is provided in Annex 1)

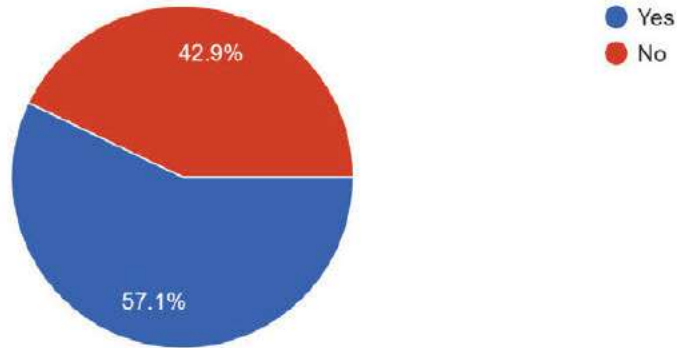
Comment	Bere Regis Parish Council Response
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<p>New policy BR1c 'Tower Hill' Typo in penultimate bullet point: "Proposals should to include a physical barrier such as a hedgerow between the development and the remainder of the field."</p> <p>As the group will already be aware, the site was subject to a planning application for 2 dwellings which was refused in January 2020. (6/2019/0126)</p>	<p><i>Remove 'to'</i></p> <p>It is noted that a previous planning application (6/2019/0126) was refused at planning committee in January 2020, primarily due to concerns relating to the impact on the character of the Conservation Area, including the treatment of the bank and verge.</p> <p>Since that time, further consideration has been given to the site through the Neighbourhood Plan Review and supporting evidence. This confirms that the Parish Council continues to support the allocation of the site and would not seek to raise an objection in principle to development coming forward, subject to an appropriate design response. In particular, it is recognised that retention of the bank and development set above street level represents the most suitable approach in heritage terms, consistent with the approach accepted on North Street (BR1b).</p>
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Resident Reponses

Do you agree with this policy, yes or no?

7 responses



Comment	Bere Regis Parish Council Response
The revised plan and addendum SE8 do not mention the development at Tower House. There will be 2 houses on this site, so are more houses needed in this area?	That planning application was refused. See response above.
Why is this policy limiting the development to 2 properties?	Technical planning analysis through application 6/2019/0126 indicated the site capacity is 2 dwellings.
Access should be only from Butt Lane to Barrow Hill, not via Snow Hill. Access from Snow Hill to West Street is already difficult and dangerous.	Technical planning analysis through application 6/2019/0126 confirm access from Barrow Hill would be acceptable.

BR1d housing

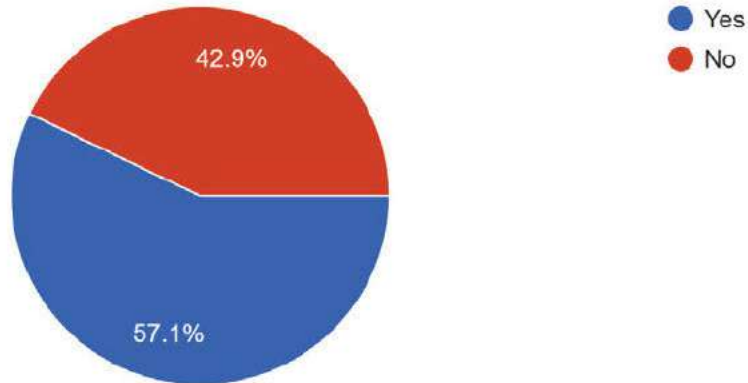
Dorset Council (original response is provided in Annex 1)

Comment	Bere Regis Parish Council Response
<p>The site is subject to a planning application for 17 dwellings which was submitted in January 2020 but is still undetermined. (6/2020/0013). The case officer has said that the application (which has twice been resolved to grant approval subject to legal agreement by planning committee) would meet most of the new policy requirements. The case officer has expressed concern that the new policy requires the site to include “areas for informal recreation.” Contrary to plan paragraph 3.28 (see comments below), the case officer says they have been advised that there is ample recreation space in Bere Regis, with 2 SANGS, the community woodland, and the local green space sites detailed in the Neighbourhood Plan. The applicant has also said that it wasn’t viable to provide a contribution. We therefore ask for this requirement to be removed from the policy unless it can be justified.</p> <p>On the remainder of the existing open field and to the southwest of the allocated site, an application has been submitted for a Heathland Infrastructure Project (P/FUL/2026/00406) which is associated with the application for 17 dwellings. The applicant states that this is intended to be a temporary measure until the larger SANG in the village is ready.</p>	<p><i>Accept removal of policy requirement for informal recreation space.</i></p>

Resident Reponses

Do you agree with this policy, yes or no?

7 responses



Comment	Bere Regis Parish Council Response
<p>Bearing in mind the number of windfall homes which have been built or given planning permission, is 17 homes really needed. See comments in 'Vision'</p>	<p>This requirement is stated in the Purbeck Local Plan, which refers to the made housing allocations.</p>
<p>The 2019 Neighbourhood plan stated that the White Lovington site should provide approximately 12 dwellings, which should be “designed in keeping with the character of the area”. It also states that the WL site should be developed “..at a lower density to respect the existing development in that area”.</p> <p>In the 2026 review plan, ‘Policy BR1d: White Lovington’ states that this site is allocated for approximately 17 homes. Not only is this significantly</p>	<p>The 2019 Neighbourhood Plan identified the White Lovington site for “approximately” 12 dwellings, with supporting text relating to density and design. The 2026 Review updates this to “approximately 17 dwellings” to reflect the most up-to-date evidence on the site.</p> <p>As set out in the housing evidence (SE8), a planning application for 17 dwellings has been progressed on the site and has been resolved to be approved by Dorset Council. This indicates that development at this</p>

<p>higher than the 2019 document, but the conditions on building density and maintaining the design of the area has been deleted.</p> <p>The original wording in the 2019 document was agreed and voted on by the community, whereas the proposal to build 17 homes on the site has come from the extant proposal from a property developer, Bayview. The Bayview proposal was approved by the Dorset Council planning committee in spite of objections from both the community and the Bere Regis Parish Council.</p> <p>As a neighbourhood plan is intended to be a mechanism for a community to have a say in the development in its area, it is entirely wrong to have wording agreed and voted on being over-written by the property developer. The Original wording should be retained.</p>	<p>scale is considered acceptable in principle, having regard to relevant planning considerations, including character and design.</p>
<p>This is a larger site yet the housing density is lower. Needs to be balanced with other sites. Removal of BR 6 is a mistake. Village identity is achieved by current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.</p>	<p>See comments above.</p>

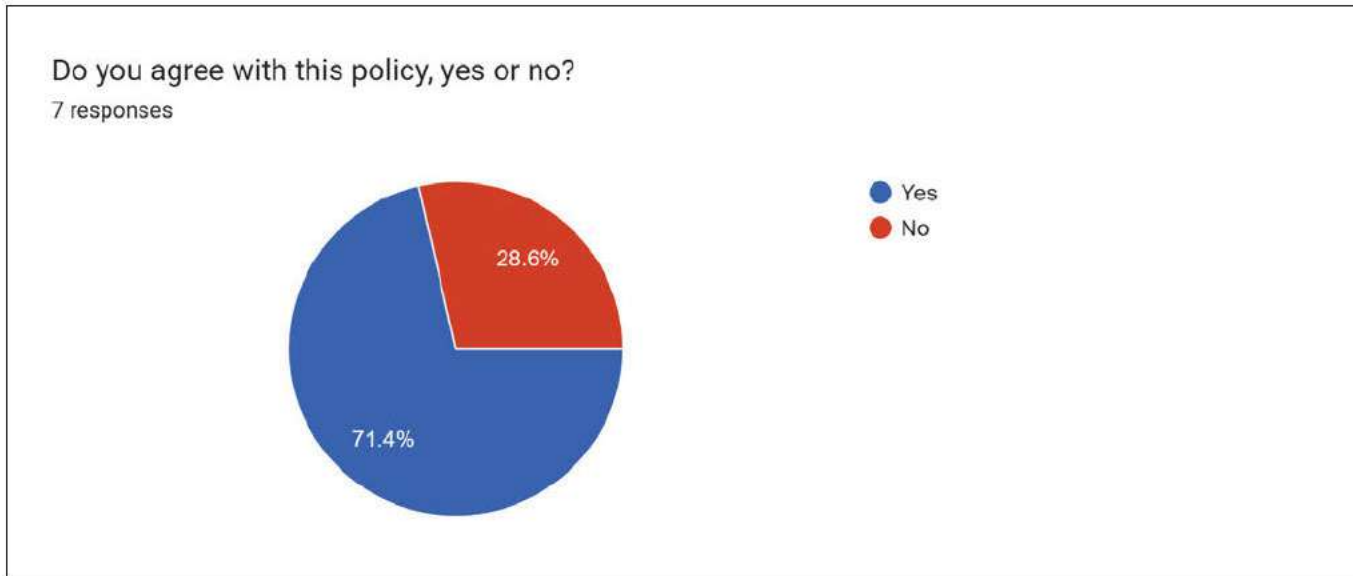
BR1e housing

Dorset Council (original response is provided in Annex 1)

Comment	Bere Regis Parish Council Response
<p>This is a Dorset Council owned site. Dorset Council is trying to develop the site for affordable housing in partnership with a housing association.</p>	<p>In response to previous comments, it was highlighted that there is only 0.1 hectares of play space in the parish. The Fields in Trust Calculator suggests that for the Bere Regis population (1800), the expected</p>

<p>We note the requirement to include “areas for informal recreation”. As discussed with BR1d, we question whether there is a need for additional informal recreation areas. In any case, “areas” <i>plural</i> might be excessive for such a small site and could result in small areas that aren’t useful and are costly to maintain. If there is a need then a single area might be more appropriate</p>	<p>standard is around 0.25 hectares. It is recognised that this is not a strict planning requirement, and there may be viability/feasibility issues meeting this provision on site BR1e.</p> <p><i>Accordingly, wording of policy shall be changed to require developers to ‘explore’ meeting play space provision.</i></p>
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Resident Reponses



<p>Comment</p>	<p>Bere Regis Parish Council Response</p>
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<p>Same comment as for White Lovington, are 34 dwellings needed? This may be more acceptable if the site is used for a mix of homes including social housing.</p> <p>At the council presentation to the village there was an acknowledgement that shallow garden depth of houses on NW boundary meant they would be more impacted by the development. It was stated land would be allocated these houses to lessen impact. No mention of this.</p>	<p>23 dwellings are proposed and this helps meet the requirement identified in the Purbeck Local plan.</p> <p><i>The Plan has been updated to include reference to the need to protect the amenity of existing neighbouring properties, including those along the north-west boundary of the site.</i></p>
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Sang Policy

Dorset Council

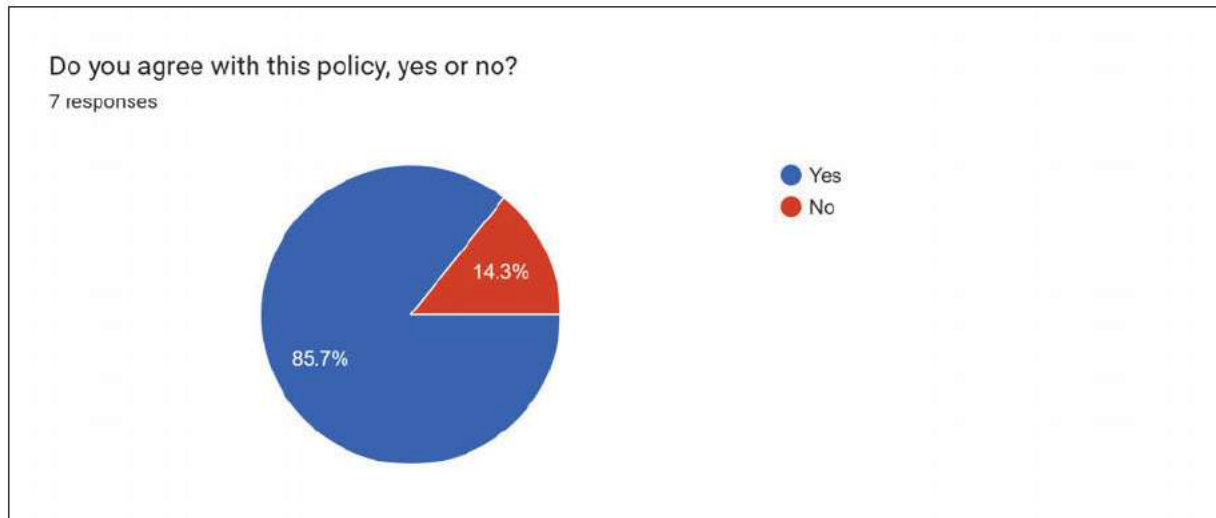
Comment	Bere Regis Parish Council Response
<p>Existing Policy BR2 'SANG' Policy unchanged. SANGs continue to be an important way to mitigate recreation pressure to the Dorset heaths from new development and this policy provides site-specific detail. Therefore support.</p>	<p>Thank you for your support.</p>

Environment Agency

Comment	Bere Regis Parish Council Response
<p>Suitable Alternative Natural Green space (SANG): Policy BR2 We support the preservation of the SANG boundary particularly for</p>	<p>Thank you for your support.</p>

housing allocation in Policy BR1a (Back Lane) so it can maintain its functions as highlighted in 5.10 of the NP.

Resident Responses



Comment

Bere Regis Parish Council Response

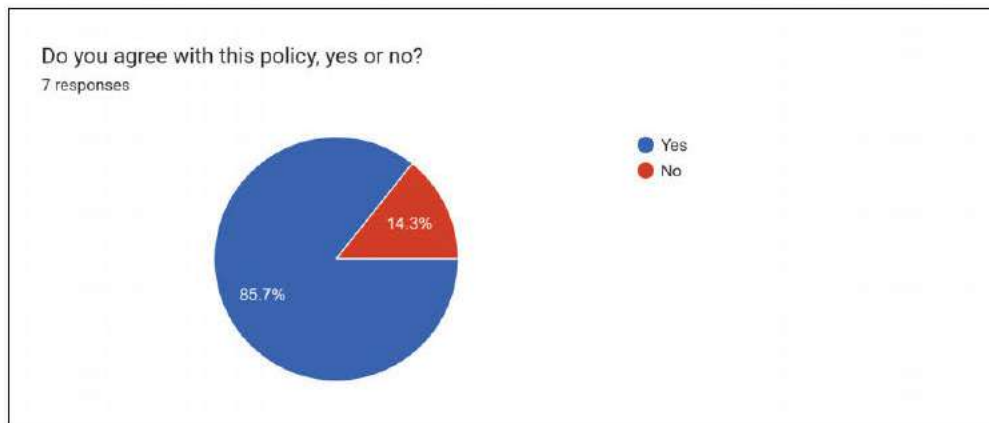
<p>Map 3 will require amendment to ensure consistency with the intentions for vehicular access onto West Street nearer Roke Road / opposite The Old Mill</p>	<p><i>The site allocation boundary, shown on maps 3 and 3a, has been amended to reflect the revised access.</i></p>
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Noise Policy

Dorset Council

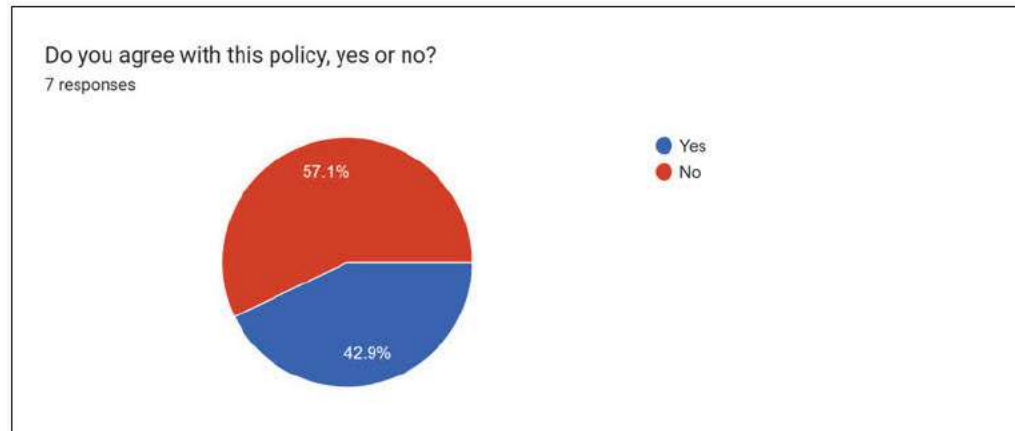
Comment	Bere Regis Parish Council Response
<p>Existing policy BR5 'Noise Attenuation' -> new policy BR3 This policy has been renumbered and small modifications have been made to the text. The modifications improve the clarity of the policy, and therefore have our support.</p>	<p>Thank you for your support.</p>

Resident Reponses



Comment	Bere Regis Parish Council Response
Ideally, the noise attenuation measures should provide attenuation not just for the new development but also the wider community.	Any noise attenuation measures will be designed in accordance with relevant technical standards and informed by assessments at the planning application stage. Such measures are likely to provide wider benefits beyond the development itself.

Community Facilities



Dorset Council

Comment	Bere Regis Parish Council Response
<p>Existing policy BR9 'Community Facilities and Services' -> new policy BR4. The existing policy is essentially proposed for deletion and instead relies on local plan policies EE3 and I7.</p> <p>The first part of Policy BR9 regarding new community facilities and services is essentially the same as PLP Policy I7. Policy I7 also covers</p>	Thank you for your support. The primary objective of policy BR4 is to aid the implementation of policies in the Purbeck local plan, which document users are expected to refer to alongside policy BR4.

<p>safeguarding existing facilities and services. While it doesn't require existing facilities and services to be named, the list in new Policy BR4 is likely to help with implementation.</p> <p>The second part of BR9 concerns new retail development up to 200sqm. PLP Policy EE3 identifies Bere Regis as a 'local centre' on the retail centre hierarchy. It may be useful to show this on a map in the Neighbourhood Plan, perhaps on Map 4 (please contact us if you require the GIS file or technical assistance). This designation essentially means that the change of use of the ground floors in the centre will only be permitted where it will not harm the vitality, viability or functionality of the centre. It also means that main town centre uses will only be permitted outside of a town or local centre where there is a need, they pass the sequential test, and the proposals over 200sqm are supported by a retail impact assessment. While the existing policy BR9 and PLP policy EE3 are similar, we consider PLP Policy EE3 clearer to interpret and closer to national policy.</p> <p>Overall, we support this change.</p>	
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Resident Reponses

Comment	Bere Regis Parish Council Response
Sadly the Hairdresser is closing.	This will be retained as the current use and until it is taken over by a new business.

<p>From what I hear around the village, the medical centre struggles to manage now, will it be able to cope with over a hundred more families?</p>	<p>Capacity of the medical centre can be addressed through the planning application stage, including additional funding for doctors.</p>
<p>Village Hall? The Drax 'Inn' should be titled The Drax Arms.</p>	<p><i>Add 'Drax Hall' to Policy BR4. Change Drax Inn to Drax Arms Inn</i></p>
<p>Generally agree, but should The Drax Hall also be listed.</p>	<p>See above</p>

Local green spaces

Dorset Council

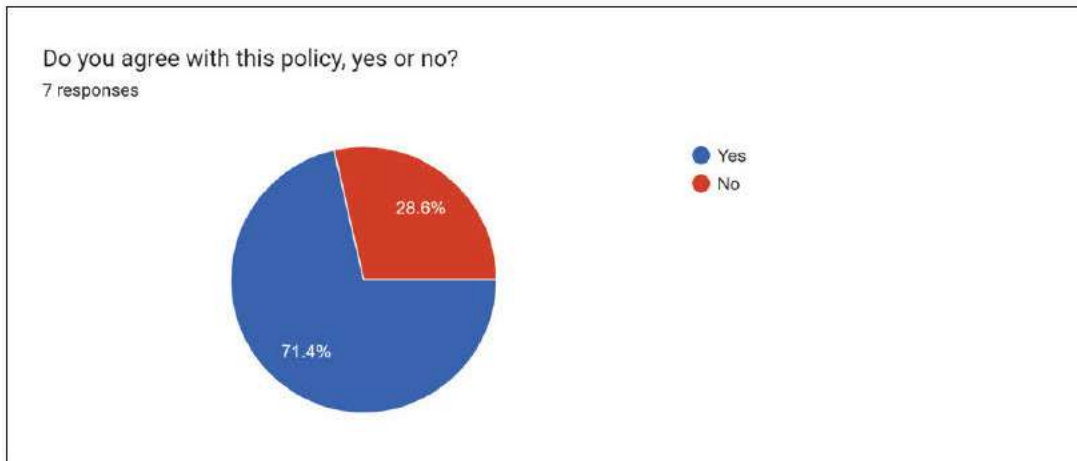
Comment	Bere Regis Parish Council Response
<p>Existing policy BR10 ‘Local Green Space’ -> new policy BR5 This policy has been renumbered and small modifications have been made to the text. We believe that the modifications bring the policy in line with national policy through the use of phrases such as “very special circumstances” (because NPPF requires LGS policies to be consistent with national Green Belt policies). The phrase “that might harm their reason for designation” is also helpful as it allows for a degree of pragmatism and flexibility, such as when considering a proposal for a sports pavilion on part of a playing field. We therefore welcome these changes.</p> <p>Regarding supporting background paper SE9, while we welcome it, we have identified a few issues:</p> <ul style="list-style-type: none"> - it refers to Policy BR6 rather than BR5. - the discussion of Area 1 talks about an assessment of Parcel 1b, but it’s not obvious what that is referring to. - Area 2 is described as a ‘Green Space around the Church’. <p>There are a couple of issues with this. Firstly, it’s not really around the church, but around a modern housing estate – the name gives the impression that it could be a churchyard. Secondly, a proportion of it</p>	<p><i>Correct references in paper SE9 to Policy BR5. Remove reference to Parcel 1b.</i></p> <p><i>Correct Area 2 boundary to reflect extent of green area (remove car park).</i></p> <p><i>Put all site specific information in Appendix 1 of the main plan, as it will need to be referred to in future.</i></p>

<p>appears to be tarmac-surfaced car park serving the housing estate. While this should have been picked up when the original NP was being examined, we suggest that this could be an appropriate time to review the area as it's difficult to see how this car park meets LGS criteria.</p>	
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Environment Agency

Comment	Bere Regis Parish Council Response
<p>Local Green Space: Policy BR5 We support the proposal to maintain the local green spaces as original designated in the previous Neighbourhood Plan to enhance green infrastructure in the area and the riverine environment.</p>	<p>Thank you for your support.</p>

Resident Reponses



Comment	Bere Regis Parish Council Response
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<p>Souls Moor is an artificial creation of limited use to all. Sufficient and usable green space on other side of stream.</p>	<p>The site is supported by most residents and is demonstrated to meet the criteria for Local Green Spaces.</p>
<p>The green space entitled 7- Elder Road extension is listed, despite it being privately owned, and not accessible to the public. On a similar basis should not the green space to the south of the sports field and bounded by North Street to the west and the link road to the east also be listed as Local Green Space. This would protect a valuable green space where "development that might harm their reason for designation will not be allowed except in very special circumstances".</p>	<p>A site does not need to be publicly accessible to qualify as Local Green Space.</p> <p>By contrast, the land referred to south of the sports field was not identified as a Local Green Space because it is considered to be outside the scope of this neighbourhood plan review.</p>

Modification Statement

Dorset Council

Comment	Bere Regis Parish Council Response
<p>The Modifications Statement is a requirement of Regulation 14 and requires the qualifying body to set out whether they consider the modifications to the plan to be so significant or substantial as to change the nature of the plan. This is also a requirement of Regulation 15 (the submission stage), and a requirement of Dorset Council at Regulation 17. It is ultimately for the independent examiner to decide whether the proposed changes change the nature of the plan. If they decide that that they do, then another referendum will be required.</p> <p>While it looks like all the necessary information is contained in document SE10, we have some suggestions to improve its presentation.</p> <p>Firstly, as it's a core document required by the legislation, we think it would be useful if document SE10 was titled 'Modifications Statement'.</p>	<p><i>Change document title.</i></p> <p><i>Add clear conclusion.</i></p>

<p>Secondly, while the text states in several places that you do not consider the nature of the plan to be changed, this may not be obvious to the casual reader, and it's not obvious that they form part of an overall conclusion. We suggest that there should be a statement at the end of the document that makes a clear conclusion, saying something like: “For the reasons set out [above/below], the qualifying body are of the view that the proposed changes are not so significant or substantial as to change the nature of the plan.”</p> <p>As a recent example, here is a link to the Fontmell Magna’s Modification Statement – our last neighbourhood plan to complete the review process. The structure is fairly simple. It considers the changes to each policy in turn before providing a short conclusion.</p>	
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SE2 (Strategic Environmental Assessment)

Dorset Council

Comment	Bere Regis Parish Council Response
<p>Page 13 Refers to the National Planning Policy Framework being updated in 2025. The current version of NPPF was last updated December 2024. This is not to be confused with the draft version which was published for consultation in December 2025.</p> <p>Dorset Local Nature Recovery Strategy – as noted above, this was published in December 2025. Available from Dorset's Local Nature Recovery Strategy - Dorset Council</p>	<p><i>Correct NPPF date typo.</i></p> <p><i>Add reference to adopted LNRS.</i></p> <p><i>Add update to Habitats regulations.</i></p>

<p>Habitats Regulations – originally published in 2017, while these were amended in 2019 as a result of the exit from the EU, they have been amended since then as a result of the Levelling-up and Regeneration Act 2023 and the Planning and Infrastructure Act 2025. A complete list of amendments can be found here: Changes To Legislation</p>	
<p>Pages 16-17 ‘Plan Objectives’</p> <p>The table heading on pages 16 is “Plan Objectives” – and while some of them are similar to the objectives presented on page 3 of the existing NP and page 25 of the draft revised NP, there are clearly differences. The objectives here match up with the SA objectives on pages 21 onwards. To avoid confusion, make a clear distinction between NP Objectives and SEA Objectives, or consider whether they can be combined into a single set of objectives.</p>	<p><i>Specify that the SEA objectives in table 3 of SE2 are separate to the NP objectives.</i></p>
<p>Page 28, para 7.24 I’m a bit confused why Policy BR8 (North Street Employment) isn’t considered here – the question of whether to retain or delete it seems very similar to Policy BR1 (Settlement Boundary). My understanding is that the site in question remains undeveloped and without planning permission, so retaining or amending the NP policy seem like realistic options.</p>	<p><i>Add consideration of retaining BR8 as reasonable alternative in SEA.</i></p>
<p>Page 29 Tables on this page contain columns 9A and 9B, but this doesn’t relate to the previous table on pages 27 and 28 or to the tables in Appendix 2, which only consider 8 options. Perhaps there should be 9 options if Policy BR8 is considered (see previous comment).</p>	<p><i>Amend page 28 to reflect BR8 assessment and correct reference to Appendix 2.</i></p>

Some of the scores to column 2A are clearly wrong and don't match up with those in Appendix 2 (pages 47-49). According to Appendix 2, the scores for 2A and 2B should be the same.	
Page 34 and page 36 Refers to the 2012 Purbeck Local Plan policy DH (Dorset Heaths) and we assume policy PH (Poole Harbour). These need updating to equivalent policies in the 2024 PLP (policies E8 and E9).	<i>Update references to Purbeck LP Policy E8 and E9.</i>
Page 35, para 8.5 Note that the URL for DC monitoring reports is now https://www.dorsetcouncil.gov.uk/w/dorset-council-planning-policy-monitoring-1	<i>Correct link.</i>
Page 36 The first column of this table is headed "SEA Objective". While the first 9 rows align with the SEA objectives identified earlier in the document (pages 16-17 and 21-24), the final four rows appear to be new. For consistency I would suggest deleting these last four rows.	<i>Delete last four rows.</i>

Environment Agency

Comment	Bere Regis Parish Council Response
We agree with the environmental constraint considered within your SEA as well as policy actions and mitigation action to reduce the cumulative impact to flood risk, pollution, wildlife, and the environment.	Thank you for your support.

Habitats Regulation Assessment

Dorset Council

Comment	Bere Regis Parish Council Response
<p>HRA assesses whether the plan could significantly harm the designated features of a European habitats site (SPA and SAC). HRA is ultimately the responsibility of Dorset Council as the competent authority. However, the regulations also require the qualifying body to provide such information as the competent authority may reasonably require for the purposes of the assessment.¹ It is also a basic condition that the examiner must consider.²</p> <p>The HRA screening exercise will consider whether an appropriate assessment is required. Our view at this stage is that an appropriate assessment will be required to consider the likely significant effects associated with Dorset Heaths (recreational pressure and air quality) and Poole Harbour (water quality).</p> <p>Our advice to qualifying bodies is that neighbourhood plans need to consider their potential impact on habitats sites, and include a policy that seeks to protect European sites from harm. For example Policy WOOL 15 of the Wool Neighbourhood Plan stated:</p> <p style="padding-left: 40px;">Development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.</p> <p>We recommend that such a policy should be added to the Bere Regis Neighbourhood Plan, accompanied by a short preamble which discusses the potential impact that development might have on Dorset</p>	<p><i>Amend Policy BR1a-e to also require consideration of European habitats sites. Add supporting text to policy BR1a-e.</i></p>

¹ [Regulation 106 of The Conservation of Habitats and Species Regulations 2017](#)

² [Schedule 2 of The Neighbourhood Planning \(General\) Regulations 2012](#)

Heaths and Poole Harbour, and the existing mitigation mechanisms in place, including the SANG provided by Policy BR2.

For further information regarding mitigation for the identified HRA issues, see:

- [Dorset Heathlands Planning Framework SPD](#)
- [Dorset Heathlands Interim Air Quality Strategy](#)
- [Nutrient neutrality catchment guidance](#)

Appendix 1 – Comments

Bere Regis Neighbourhood Plan Review

Regulation 14 Consultation

Dorset Council response

20 February 2026

Introduction

Dorset Council welcomes progress of the Bere Regis Neighbourhood Plan Review. While Dorset Council as a unitary authority represents various interests and objectives, one of our main roles in this situation is as Local Planning Authority which is tasked with determining planning applications and in preparing an authority-wide Local Plan. While we recognise that the submitted plan has been written by members of the community, we have to consider the implementation of the policies, and the compatibility of the policies with the strategy forming in the emerging Dorset Council Local Plan. A key consideration is the implementation of the proposed planning policies, and whether they are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals (NPPF para 16d). We hope that these comments are seen as constructive and help to finalise the modified plan ready for submission.

National context

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

A key point to note is paragraph 6 of Annex A of the draft NPPF which states that neighbourhood plans that are submitted to the LPA on or before the date of publication of the new NPPF should be prepared in accordance with the December 2024 version of NPPF. Neighbourhood plans submitted after this date must comply with the new NPPF. Unfortunately we don't know when the new NPPF will be published, but we anticipate it might be late spring or summer 2026. This is something to bear in mind when deciding when to submit the neighbourhood plan review to us under Regulation 15. We will be happy to discuss the implications of the new NPPF further if you wish.

Local context

Dorset Council consulted on a [Dorset Council Local Plan – Options consultation](#) in autumn 2025. This consultation considered the possibility of allocating more sites in towns and larger villages in Dorset in order to meet the latest local housing need figure, calculated by the new standard method.¹ The housing need figure is now around 3,246 homes a year, having increased by about 80% in December 2024.

Two possible additional housing sites were considered at Bere Regis. At present, Dorset Council is still considering the responses received to the consultation, and no decision has been made regarding them.

¹ For details of the standard method for calculating local housing need, see [Housing and economic needs assessment - GOV.UK](#)

Comments on existing policies

Section	Comments
Existing policy BR1 'settlement boundary'	Policy proposed for deletion. The settlement boundary used in the original 2019 Bere Regis Neighbourhood Plan was submitted in November 2023 to the Purbeck local plan examination in public (EiP), ² and was included in the final version of the Purbeck Local Plan, adopted in July 2024. We therefore have no objection to deleting this policy.
Existing Policy BR2 'SANG'	Policy unchanged. SANGs continue to be an important way to mitigate recreation pressure to the Dorset heaths from new development and this policy provides site-specific detail. Therefore support.
Existing policy BR4 'Groundwater'	<p>Policy proposed for deletion. The Purbeck Local Plan (adopted 2024) includes Policies E4 'Assessing flood risk' and E5 'Sustainable drainage systems'. These policies, along with national policies, should adequately take care of flood risk issues arising from new development.</p> <p>The risk of groundwater and sewer water flooding are understandably concerning for residents and businesses. We encourage the parish council to keep record of flood events, and encourage them to continue to work with Wessex Water, the Environment Agency and the Lead Local Flood Authority on exploring ways to reduce the risk of flooding to properties in the future.</p>
Existing policy BR5 'Noise Attenuation' - > new policy BR3	This policy has been renumbered and small modifications have been made to the text. The modifications improve the clarity of the policy, and therefore have our support.
Existing policy BR6 'Affordable housing tenures'	This policy is proposed for deletion due to it being covered by the Purbeck Local Plan (adopted 2024) which is based on more recent evidence. The requirements of PLP Policy H11 'Affordable housing' are relatively similar to Policy BR6, requiring 40% on-site affordable housing on sites of 10 homes or more, with a requirement for 65% of those to be affordable rented, and 25% affordable home ownership. It also requires 10% of them to be social rented, which is a tenure that gets greater emphasis in the current (2024) version of NPPF. We therefore support this deletion.
Existing policy BR7 'Residential development'	This policy has effectively been split into new policies BR1a-e. We welcome this change as it gives the opportunity to provide greater detail on the requirements for individual site allocations.
Existing policy BR8 'North Street employment'	This policy is proposed for deletion. The employment site allocation was present on the draft policies maps in November 2023 during the local plan Examination in Public (EiP), ² and was included in the final version of the Purbeck Local Plan, adopted in July 2024. PLP Policy EE1 identifies the employment site and states that it (along with the other employment sites) will be "safeguarded for employment uses (including use classes in classes B2, B8 or any other light industrial uses falling outside these classes)."

² SMMCD7c available from [Purbeck Local Plan Submission and examination library - Dorset Council](#)

	<p>The parish council will be aware of the planning application on this site for various commercial uses including 3 drive-through restaurants / takeaways, and trade counter / industrial units (P/FUL/2022/04027). This application was refused by Dorset Council in March 2025 for several reasons, including the potential effect of having a large number of fast-food outlets within walking distance of the recreation ground, where they would be readily accessible by children and young people (refusal here was supported by NPPF para 97). In this case, the neighbourhood plan appeared to lend support to the proposal through the supporting text to Policy BR8, which listed that the employment site could be suitable for <i>inter alia</i> A3 (restaurants & cafes) and A5 (hot food takeaway). It's not clear if the authors of the original neighbourhood plan had in mind the type of scheme which was submitted to us as a planning application. However, by deleting Policy BR8 and its supporting text, and relying instead on PLP Policy EE1, it will be easier to resist such schemes in future. As there is a correlation between easy access to fast food takeaways and obesity, this can be seen as a positive move.</p>
<p>Existing policy BR9 'Community Facilities and Services' -> new policy BR4</p>	<p>The existing policy is essentially proposed for deletion and instead relies on local plan policies EE3 and I7.</p> <p>The first part of Policy BR9 regarding new community facilities and services is essentially the same as PLP Policy I7. Policy I7 also covers safeguarding existing facilities and services. While it doesn't require existing facilities and services to be named, the list in new Policy BR4 is likely to help with implementation.</p> <p>The second part of BR9 concerns new retail development up to 200sqm. PLP Policy EE3 identifies Bere Regis as a 'local centre' on the retail centre hierarchy. It may be useful to show this on a map in the Neighbourhood Plan, perhaps on Map 4 (please contact us if you require the GIS file or technical assistance). This designation essentially means that the change of use of the ground floors in the centre will only be permitted where it will not harm the vitality, viability or functionality of the centre. It also means that main town centre uses will only be permitted outside of a town or local centre where there is a need, they pass the sequential test, and the proposals over 200sqm are supported by a retail impact assessment. While the existing policy BR9 and PLP policy EE3 are similar, we consider PLP Policy EE3 clearer to interpret and closer to national policy.</p> <p>Overall, we support this change.</p>
<p>Existing policy BR10 'Local Green Space' -> new policy BR5</p>	<p>This policy has been renumbered and small modifications have been made to the text. We believe that the modifications bring the policy in line with national policy through the use of phrases such as "very special circumstances" (because NPPF requires LGS policies to be consistent with national Green Belt policies). The phrase "that might harm their reason for designation" is also helpful as it allows for a degree of pragmatism and flexibility, such as when considering a proposal for a sports pavilion on part of a playing field. We therefore welcome these changes.</p> <p>Regarding supporting background paper SE9, while we welcome it, we have identified a few issues:</p>

	<ul style="list-style-type: none"> - it refers to Policy BR6 rather than BR5. - the discussion of Area 1 talks about an assessment of Parcel 1b, but it's not obvious what that is referring to. - Area 2 is described as a 'Green Space around the Church'. There are a couple of issues with this. Firstly, it's not really around the church, but around a modern housing estate – the name gives the impression that it could be a churchyard. Secondly, a proportion of it appears to be tarmac-surfaced car park serving the housing estate. While this should have been picked up when the original NP was being examined, we suggest that this could be an appropriate time to review the area as it's difficult to see how this car park meets LGS criteria.
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Comments on new site allocation policies

Section	Comments
New policy BR1a 'Back Lane'	<p>Site is subject to planning application P/FUL/2024/05032 seeking full permission for 52 dwellings on this site plus 15 dwellings on BR1b. We encourage you to ensure that the applicants, Wyatt Homes and/or their agents, Chapman Lily Planning, are consulted on the revised plan.</p> <p>The third bullet point requires vehicular access to be taken from West Street, near to the junction with Roke Road. This is different from the existing plan, which states in the supporting text that access should be taken from between The Chanelles and 45 West Street. We are aware that the current planning application proposes to build an access road westwards, joining West Street approximately 100 metres from the western edge of the site allocation. As this forms part of the current planning application, we're assuming that it is deliverable and supported by the current applicant. You may however wish to consider illustrating this change on Maps 3 and 3a for clarity, perhaps by adjusting the site allocation boundary.</p> <p>We note that the other four site allocation policies require off-road car and cycle parking to be provided. Is there a reason that isn't a requirement for the Back Lane site?</p>
New policy BR1b 'North Street'	<p>Site is subject to planning application P/FUL/2024/05032 seeking full permission for 15 dwellings on this site plus 52 dwellings on BR1a. We encourage you to ensure that the applicants, Wyatt Homes and/or their agents, Chapman Lily Planning, are consulted on the revised plan.</p> <p>The requirements generally seem acceptable.</p>
New policy BR1c 'Tower Hill'	<p>Typo in penultimate bullet point: "Proposals should to include a physical barrier such as a hedgerow between the development and the remainder of the field."</p> <p>As the group will already be aware, the site was subject to a planning application for 2 dwellings which was refused in January 2020. (6/2019/0126)</p>

<p>New policy BR1d 'White Lovington'</p>	<p>The site is subject to a planning application for 17 dwellings which was submitted in January 2020 but is still undetermined. (6/2020/0013). The case officer has said that the application (which has twice been resolved to grant approval subject to legal agreement by planning committee) would meet most of the new policy requirements. The case officer has expressed concern that the new policy requires the site to include "areas for informal recreation." Contrary to plan paragraph 3.28 (see comments below), the case officer says they have been advised that there is ample recreation space in Bere Regis, with 2 SANGS, the community woodland, and the local green space sites detailed in the Neighbourhood Plan. The applicant has also said that it wasn't viable to provide a contribution. We therefore ask for this requirement to be removed from the policy unless it can be justified.</p> <p>On the remainder of the existing open field and to the southwest of the allocated site, an application has been submitted for a Heathland Infrastructure Project (P/FUL/2026/00406) which is associated with the application for 17 dwellings. The applicant states that this is intended to be a temporary measure until the larger SANG in the village is ready.</p>
<p>New policy BR1e 'Former School Site'</p>	<p>This is a Dorset Council owned site. Dorset Council is trying to develop the site for affordable housing in partnership with a housing association.</p> <p>We note the requirement to include "areas for informal recreation". As discussed with BR1d, we question whether there is a need for additional informal recreation areas. In any case, "areas" <i>plural</i> might be excessive for such a small site and could result in small areas that aren't useful and are costly to maintain. If there is a need then a single area might be more appropriate.</p>
<p>Policies BR1a-e</p>	<p>The first bullet point of all 5 policies encourages the applicant to enter into pre-app discussions. While this might be desirable, it cannot be made a requirement, and so we suggest this should be moved to the supporting text. Policies should be there to enable a decision maker to decide how to determine a planning application, and this first bullet point does not help in this respect. NPPF para 16(d) says that policies should be "clearly written ... so it is evident how a decision maker should react to development proposals." Similarly, PPG para 041 (41-041-20140306) states: "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications."</p>

Comments on rest of the draft revised neighbourhood plan

Section	Comments
<p>Para 2.10 'Plan Period'</p>	<p>The plan period is amended from 2019–2034 to 2024–2034. We can see the rationale for this, and we're not aware of anything that explicitly prevents you from making this change when undertaking a neighbourhood plan review that makes material modifications but does not change the nature of the plan. We should however point out that in Dorset we have had five successful</p>

	neighbourhood plan reviews. ³ Each one has retained its original plan period and has cited in the submitted Modifications Statement that keeping the plan period unchanged helps demonstrate that the changes do not change the nature of the plan. We're not objecting here, but rather bringing it to your attention in case the examiner questions this change during the examination.
Para 2.14	This paragraph compares the Regulation 14 and 16 consultations, suggesting that the latter is a "wider consultation". We don't think this is correct. The legislation requires both consultations to bring the plan to the attention of people who live, work or carry on business in the neighbourhood area. Regulation 14 then requires the qualifying body to consult consultation bodies listed in Schedule 1 whose interested the QB consider may be affected by the proposals. In contrast, Regulation 16 requires the LPA to notify any consultation bodies referred to in the submitted consultation statement. Therefore, the scope of both consultations should be similar, with the scope of regulation 16 shaped by that of regulation 14.
Para 2.15	The order of the information presented in paras 2.14 and 2.15 suggest that changes will be made to the plan between the Regulation 16 consultation and the examination. This is incorrect. The QB should finalise the plan after the Reg 14 consultation, and submit it to the LPA under Reg 15. The LPA then organises the Reg 16 consultation, and submits it to the independent examiner under Reg 17 without making any changes.
Table on page 11	<ul style="list-style-type: none"> • There's not a policy BR1 anymore, there are policies BR1a to BR1e • It could be argued that BR3 (Noise Attenuation) is more likely to have a social benefit than an environmental one (because it will benefit humans rather than wildlife). But appreciate it depends how you define these categories.
Para 2.20	Note that the Modification Statement is provided in SE10 not SE11.
Para 3.13	<p>Using GIS we've identified 5 separately named SSSIs in the Bere Regis parish, namely:</p> <ul style="list-style-type: none"> • Bere Stream • Black Hill Heath • Morden Bog and Hyde Heath • Stokeford Heaths • Turners Puddle Heath <p>Apart from Bere Stream, all of these are SAC, SPA and Ramsar. These can be viewed on the Dorset Explorer interactive map: https://gi.dorsetcouncil.gov.uk/dorsetexplorer/planning/public#map=13.55/50.74147/-2.16334/0&layers=426/100/100//,610/100/100//,611/100/100//,612/100/100//,613/100/100//&basemap=1/100/100</p>

³ Blandford +, Fontmell Magna, Hazelbury Bryan, Holwell, and Pimperne.

	<p>SNCI stands for Sites of Nature Conservation Interest, and is a local designation not a national one. DERC manage the list, which is not publicly available. However, our copy of the records show that there are 19 SNCIs in the Bere Regis parish. It's possible that DERC will share the list with the parish council on request.</p>
Para 3.14	<p>Dorset Wildlife Trust now own/manage two reserves in the parish. Higher Hyde Heath (which actually covers part of Stokeford Heaths SSSI) and Wild Woodbury. These can be view on Dorset Explorer: https://gi.dorsetcouncil.gov.uk/dorsetexplorer#map=13.73/50.74172/-2.20641/0&layers=426/100/100//,365/100/100//&basemap=1/100/100</p>
Para 3.17	<p>Our understanding is that only a relatively small part of the Wild Woodbury site is designed to function as a SANG, intended to relieve the recreational pressure on the heaths. The larger proportion of the site is about rewilding in order to allow natural processes to clean water that flows eventually into Poole Harbour, sequester carbon, and to increase the richness of the biodiversity. Details of the Wild Woodbury project can be found here: Wild Woodbury Project Dorset Wildlife Trust</p>
Para 3.19 and graph (pages 20-21)	<p>The text in paragraph 3.19 states that over 70% of homes have two or more spare bedrooms – however, this does not appear to agree to that graph on the following page which shows that the percentage is more likely to be 41.9%.</p> <p>We recognise that the data in the graph is derived from the 2021 Census results. However, it's worth noting the methodology ONS use.⁴ It includes assuming that two older children / young people of the same sex should share a bedroom up to the age of 20 without it being counted as overcrowding. However, a lot of people now probably wouldn't consider that an ideal situation, and would consider that to be a form of overcrowding. It's therefore worth considering whether the ONS methodology gives a realistic view of over/under occupancy when viewed by modern standards. Beyond that, with homeworking becoming more the norm, is a spare room a luxury or a necessity?</p>
Para 3.28	<p>The contents of this paragraph have been copied from the existing plan, essentially saying that the parish has a shortfall of children's play area and pitch provision. We're not aware of the evidence that sets out how this was calculated. We would be interested in seeing it, as the findings will have some bearing on what is required to be provided by new housing developments.</p>
Para 4.7	<p>Note that Dorset Council has just commissioned another Housing Needs Assessment to replace the 2021 version, which is now 5 years old. However, at present, the 2021 version is the most up-to-date version available.</p>
Para 4.13	<p>This refers to the Poole Harbour Recreation SPD. Figure 1 of the SPD shows the extent of the Recreation Zone. This can also be viewed on Dorset Explorer.</p> <p>The Poole Harbour Recreation Zone is over 3.3km from your parish boundary. It's therefore not necessary to take this into account for development proposals</p>

⁴ Available from [Occupancy rating for bedrooms variable: Census 2021 - Office for National Statistics](#)

	<p>in Bere Regis. We suggest removing reference to it from your neighbourhood plan to avoid confusion.</p>
<p>Paras 4.16 and 5.3</p>	<p><i>Our Local Nature Recovery Officer writes:</i></p> <p>It is positive to see the reference to Local Nature Recovery Strategies in 4.16 (pg28), the suggestion would be that this is updated to refer specifically to Dorset local nature recovery strategy as this is now the published strategy relevant to the neighbourhood plan area.</p> <p>Similarly in 5.3, the suggestion would be to remove reference to 'once adopted' and refer to Dorset LNRS specifically. Additional suggested edits would be to refer to the written part of the strategy which can be used to integrate nature in design, rather than just highlighting the maps. Plus, to clarify that the high opportunity nature areas are not a 'designated area'. Suggested redraft:</p> <p style="padding-left: 40px;">“In addition, Dorset local nature recovery strategy has 13 nature recovery priorities which can be used to inform site design, and its local habitat map identifies high opportunity nature areas, with mapped potential activities suggesting what type of habitat creation or enhancement could be most beneficial in an area which can guide Biodiversity Net Gain (BNG) delivery.</p> <p>Further information available at: Nature recovery in planning and development: how Dorset’s local nature recovery strategy works with planning - Dorset Council</p>
<p>4.17 and 4.18, Nutrient neutrality</p>	<p>We feel that this section is unclear / inaccurate regarding the issue of nutrient neutrality. We appreciate that this is a complex topic which keeps evolving. The following is a short summary which hopefully explains the current situation:</p> <p>Poole Harbour SPA/Ramsar is in an unfavourable condition due to excess nitrogen and phosphorus. In March 2022 Natural England advised local authorities that development proposals that have the potential to affect habitats sites such as Poole Harbour need to be carefully considered. Nutrient neutrality should be considered as a possible solution to mitigate nutrient impacts from development – essentially offsetting the increase in nutrients flowing into the catchment area by reducing the amount elsewhere.</p> <p>In May 2024 Natural England confirmed that sewage treatment plant upgrades delivered through the Levelling Up and Regeneration Act will reduce phosphorus levels to meet the conservation objectives of the Poole Harbour SPA, with headroom for new development. Therefore, the requirement for new development to achieve nutrient neutrality with respect to phosphorus was removed, and nitrogen is the sole nutrient of concern in Poole Harbour.</p> <p>Development which results in an increase in overnight accommodation, the intensification of agricultural practices or introduces industrial processes which discharge nutrients will have a likely significant effect on Poole Harbour SPA/Ramsar. For such development, a nutrient budget is calculated in order to work out the quantity of nutrients that need to be offset elsewhere in the</p>

	<p>catchment in order to achieve nutrient neutrality. Offsetting can be achieved either directly by the developer or through the purchase of third-party credits.</p> <p>There are two types of nitrogen credit available:</p> <ul style="list-style-type: none"> • temporary nitrogen credits: currently offered by Dorset Council, provide mitigation in the period up until 2030. These credits have been generated through short term changes in land use, which will result in reduced nitrogen inputs on the land and a decrease in nitrogen entering Poole Harbour. • in-perpetuity nitrogen credits: offered by Natural England, and have been generated through changes in land use and management practices at sites within the Poole Harbour catchment. <p>Please also see our comments regarding Habitat Regulations Assessment below.</p>
5.1	<p>I assume “Dorset Biodiversity Protocol” is a reference to the “Dorset Biodiversity Appraisal Protocol” – details of which can be found here: The Dorset Biodiversity Appraisal Protocol - Dorset Council</p> <p>This is a mechanism for addressing the impacts on biodiversity from planning applications.</p>
5.10	<p>First part of the first bullet point seems like a tautology: “Increased nutrient loading in the harbour arising from additional nutrient loading...”</p> <p>Second bullet point seems confused as it mentions nitrogen again, which is the subject of the first bullet point. Recreational pressure on Poole Harbour is an entirely separate issue, and so it is useful to handle the topics separately.</p>
5.15	<p>This paragraph has been copied from the original neighbourhood plan with a few minor changes. Is it still appropriate to say that the employment site is an appropriate location for additional retail use? See our comments on existing policy BR8 which you have scheduled for deletion. The point is that the employment site will in future be controlled by PLP Policy EE1 rather than BR8. Policy EE1 safeguards the site for employment uses “including use classes in classes B2, B8 or any other light industrial uses falling outside these classes”. It is therefore not obvious that retail uses will be deemed appropriate on the employment site under the proposed policy framework.</p>
5.16	<p>The reference to the Purbeck Local Plan here appears to be a reference to the 2012 Local Plan. As this has been superseded by the 2024 Local Plan, which doesn’t include references to meeting places in Bere Regis, we suggest this reference is removed.</p>
5.20	<p>While the sentiment of the first sentence of this paragraph might be broadly true in practice, I’m not aware that there is a section of NPPF which states that “there is a presumption that these areas will be retained for recreation, local amenity or as breaks in the built form.” Almost everything NPPF says about LGS is contained in paragraphs 106 to 108, and gives the criteria for selecting LGS sites, and states that policies and decisions for managing development within a LGS should be consistent with national Green Belt policy. There is also the PPG for LGS, but this</p>

	also does not use phrases such as “local amenity” or “breaks in the built form”. This paragraph therefore seems to misrepresent NPPF.
5.21	While we take the point that LGS sites should be capable of enduring beyond the plan period, a Neighbourhood Plan Review is a good opportunity to ensure that the information captured regarding the sites is still accurate and relevant. A neighbourhood plan review is also an opportunity to identify LGS sites that might have been missed first time around. See above comments regarding LGS site 2 that question whether the car park is suitable for LGS status.
6.1	Typo: “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.”

Modifications Statement (SE10)

The Modifications Statement is a requirement of Regulation 14 and requires the qualifying body to set out whether they consider the modifications to the plan to be so significant or substantial as to change the nature of the plan. This is also a requirement of Regulation 15 (the submission stage), and a requirement of Dorset Council at Regulation 17. It is ultimately for the independent examiner to decide whether the proposed changes change the nature of the plan. If they decide that they do, then another referendum will be required.

While it looks like all the necessary information is contained in document SE10, we have some suggestions to improve its presentation.

Firstly, as it’s a core document required by the legislation, we think it would be useful if document SE10 was titled ‘Modifications Statement’.

Secondly, while the text states in several places that you do not consider the nature of the plan to be changed, this may not be obvious to the casual reader, and it’s not obvious that they form part of an overall conclusion. We suggest that there should be a statement at the end of the document that makes a clear conclusion, saying something like: **“For the reasons set out [above/below], the qualifying body are of the view that the proposed changes are not so significant or substantial as to change the nature of the plan.”**

As a recent example, here is a link to the [Fontmell Magna’s Modification Statement](#) – our last neighbourhood plan to complete the review process. The structure is fairly simple. It considers the changes to each policy in turn before providing a short conclusion.

SEA Screening Report (SE2)

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

We have the following comments:

Section	Comments
Page 13	Refers to the National Planning Policy Framework being updated in 2025. The current version of NPPF was last updated December 2024. This is not to be

	<p>confused with the draft version which was published for consultation in December 2025.</p> <p>Dorset Local Nature Recovery Strategy – as noted above, this was published in December 2025. Available from Dorset's Local Nature Recovery Strategy - Dorset Council</p> <p>Habitats Regulations – originally published in 2017, while these were amended in 2019 as a result of the exit from the EU, they have been amended since then as a result of the Levelling-up and Regeneration Act 2023 and the Planning and Infrastructure Act 2025. A complete list of amendments can be found here: Changes To Legislation</p>
Pages 16-17 'Plan Objectives'	The table heading on pages 16 is "Plan Objectives" – and while some of them are similar to the objectives presented on page 3 of the existing NP and page 25 of the draft revised NP, there are clearly differences. The objectives here match up with the SA objectives on pages 21 onwards. To avoid confusion, make a clear distinction between NP Objectives and SEA Objectives, or consider whether they can be combined into a single set of objectives.
Page 28, para 7.24	I'm a bit confused why Policy BR8 (North Street Employment) isn't considered here – the question of whether to retain or delete it seems very similar to Policy BR1 (Settlement Boundary). My understanding is that the site in question remains undeveloped and without planning permission, so retaining or amending the NP policy seem like realistic options.
Page 29	<p>Tables on this page contain columns 9A and 9B, but this doesn't relate to the previous table on pages 27 and 28 or to the tables in Appendix 2, which only consider 8 options. Perhaps there should be 9 options if Policy BR8 is considered (see previous comment).</p> <p>Some of the scores to column 2A are clearly wrong and don't match up with those in Appendix 2 (pages 47-49). According to Appendix 2, the scores for 2A and 2B should be the same.</p>
Page 34 and page 36	Refers to the 2012 Purbeck Local Plan policy DH (Dorset Heaths) and we assume policy PH (Poole Harbour). These need updating to equivalent policies in the 2024 PLP (policies E8 and E9).
Page 35, para 8.5	Note that the URL for DC monitoring reports is now https://www.dorsetcouncil.gov.uk/w/dorset-council-planning-policy-monitoring-1
Page 36	The first column of this table is headed "SEA Objective". While the first 9 rows align with the SEA objectives identified earlier in the document (pages 16-17 and 21-24), the final four rows appear to be new. For consistency I would suggest deleting these last four rows.

Habitat Regulations Assessment (HRA)

HRA assesses whether the plan could significantly harm the designated features of a European habitats site (SPA and SAC). HRA is ultimately the responsibility of Dorset Council as the competent authority. However, the regulations also require the qualifying body to provide such information as the competent authority may reasonably require for the purposes of the assessment.⁵ It is also a basic condition that the examiner must consider.⁶

The HRA screening exercise will consider whether an appropriate assessment is required. Our view at this stage is that an appropriate assessment will be required to consider the likely significant effects associated with Dorset Heaths (recreational pressure and air quality) and Poole Harbour (water quality).

Our advice to qualifying bodies is that neighbourhood plans need to consider their potential impact on habitats sites, and include a policy that seeks to protect European sites from harm. For example Policy WOOL 15 of the [Wool Neighbourhood Plan](#) stated:

Development will only be supported where it would not lead to an adverse effect upon the integrity, either alone or in-combination, directly or indirectly, on European sites.

We recommend that such a policy should be added to the Bere Regis Neighbourhood Plan, accompanied by a short preamble which discusses the potential impact that development might have on Dorset Heaths and Poole Harbour, and the existing mitigation mechanisms in place, including the SANG provided by Policy BR2.

For further information regarding mitigation for the identified HRA issues, see:

- [Dorset Heathlands Planning Framework SPD](#)
- [Dorset Heathlands Interim Air Quality Strategy](#)
- [Nutrient neutrality catchment guidance](#)

⁵ [Regulation 106 of The Conservation of Habitats and Species Regulations 2017](#)

⁶ [Schedule 2 of The Neighbourhood Planning \(General\) Regulations 2012](#)

██████████
Bere Regis Parish Council
The Cemetery Southbrook
Bere Regis
BH20 7LH

Our ref: WX/2023/137162/OR-15/IS1-L01
Your ref: Bere Regis NP

Date: 20 February 2026

Dear ██████████

BERE REGIS NEIGHBOURHOOD PLAN (REG 14) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Thank you for consulting the Environment Agency on the above Neighbourhood Plan and SEA.

Environment Agency Position

We appreciate that the Neighbourhood Plan (NP) has incorporated the principles of economic, social, and environmental tiers of sustainable development into it plan.

1. NEIGHBOURHOOD PLAN REVIEW

We support its sustainable development objectives included in policies BR1a-e, BR2, BR5 and have provided further comment within our remit.

Housing Allocations: Policy BR1a-e

For site allocation policy BR1a, BR1b, BR1c, BR1d, BR1e. We support the inclusion of requirement for proposal to demonstrate that development would not increase flood risk elsewhere and wastewater capacity in place. We also support the inclusion of Proposal at Back Lane adherence to Policies BR2 by having the proposed building layout and design to respect the adjoining Conservation Area.

Groundwater concerns: We note that groundwater is a big concern around the housing allocations which lies on Source Protection Zones 1, 2, and 3. These are highly sensitive site and groundwater quality area which should not be impacted according to paragraph 187 of the National Planning Policy Framework (NPPF). We note that you have stated the policy for groundwater (on the Old NP ref) is now being covered under the wider Purbeck Local Plan (Policy E5), which provides the framework for ensuring new development submit details of a Sustainable Drainage System (SuDs). We agree with the Purbeck Local Plan SuDs policy statement on matters relating to groundwater protection.

Suitable Alternative Natural Green space (SANG): Policy BR2

We support the preservation of the SANG boundary particularly for housing allocation in Policy BR1a (Back Lane) so it can maintain its functions as highlighted in 5.10 of the NP.

Local Green Space: Policy BR5

We support the proposal to maintain the local green spaces as original designated in the previous Neighbourhood Plan to enhance green infrastructure in the area and the riverine environment.

2. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

We agree with the environmental constraint considered within your SEA as well as policy actions and mitigation action to reduce the cumulative impact to flood risk, pollution, wildlife, and the environment.

3. GENERAL COMMENTS:

Environmental Net Gain and Biodiversity

We recognise that your plan considers enhancing and conserving biodiversity and the minimum 10% net gain. Your plan should consider where it can go beyond any minimum requirements to deliver environmental net gain through both enhancing and protecting the environment, avoiding biodiversity loss.

Aquifers

Your plan also includes areas which are located on highly vulnerable principal aquifers, which are groundwater resources that are particularly sensitive to contamination. These should be considered within your final plan as growth and development is proposed here, in particular avoiding potentially contaminative development in these areas. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance: <https://www.gov.uk/government/collections/groundwater-protection>.

Strategic Water Planning

The catchment-based approach should be adopted to deliver requirements under the Water Framework Directive. This seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment. Further information on the challenges that threaten the water environment and how these challenges can be managed for your plan area in your River Basin Management Plan must be fully taken into consideration.

Water supply, drainage, and wastewater infrastructure

As your plan promotes growth, we recommend early consultation with your water company, Wessex Water. Your plan should determine whether there is (or will be prior to occupation) sufficient infrastructure capacity existing for the connection, conveyance,

treatment and disposal of quantity and quality of water associated with any proposed development within environmental limits of the receiving waterbody. This may impact on the housing figures and the phasing of development. If there is any uncertainty around drainage connection, please see the drainage hierarchy below.

Foul Drainage Hierarchy

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Conclusion

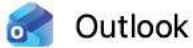
We note that the policies, and actions within the neighbourhood plan review version and SEA satisfactorily address key constraint within our remit. We encourage you to seek ways in which your neighbourhood plan can improve the local environment at the earliest stages. Together with Natural England, English Heritage, and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environmental into your plan. This is available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me.

Yours faithfully


Sustainable Places- Planning Advisor

Direct dial
Email- wx.sp@environment-agency.gov.uk



FW: Bere Regis Neighbourhood Plan Review - National Highways comments

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Fri 3/6/2026 5:41 PM

To [REDACTED]

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
clerk@bereregisparishcouncil.gov.uk

From: [REDACTED]@nationalhighways.co.uk>

Sen 02 February 2026 11:37

To: [REDACTED]@bereregisparishcouncil.gov.uk>

Subject: Bere Regis Neighbourhood Plan Review - National Highways comments

Dear [REDACTED]

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

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

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

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

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

Kind regards

South West Operations – Assistant Spatial Planner (Highways Development Management)
National Highways | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB
Tel: 0300 470 4376
Web: nationalhighways.co.uk

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National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://nationalhighways.co.uk> | [info@nationalhighways.co.uk]info@nationalhighways.co.uk

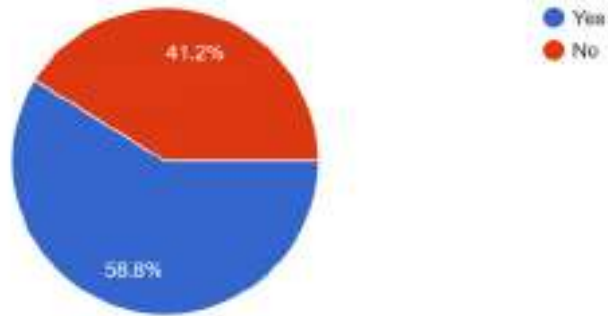
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Bere Regis NP Review Results - Feb 2026

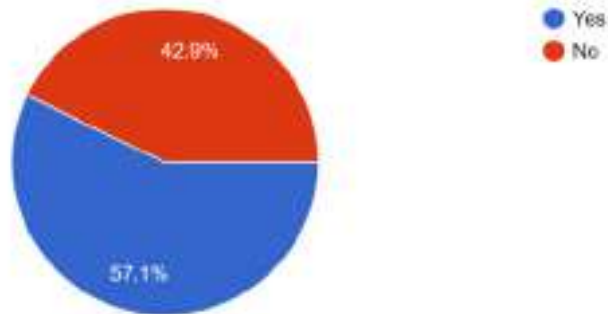
Are you happy with updated Neighbourhood Plan as a whole? If you answer "yes" to this question, then you will be taken to the end of the questionnaire without answering all the additional questions.

17 responses



Do you agree with the Vision and Objectives, yes or no?

7 responses



If "no", are there any parts of the Vision or Objectives that you feel are now less relevant, or could be updated, or please add any other comments?

3 comments on Vision & Objectives

This should include some reference to current properties for sale in the area. Although this changes, there seem to be a lot of variously priced properties for sale in Bere Regis and near by which remain unsold. What is the point of building more properties for them to stand empty?

Bere Regis NP Review Results - Feb 2026

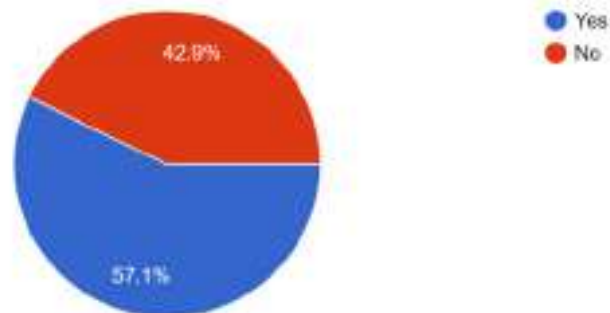
Lack of detail "sufficient quantity", needs assessment. Integrating requires a mix of housing on each site, not social housing in one space that polarises groups within the village.

I would like to see additional emphasis on sustainability and, in particular, guidance on non-carbon energy sources. However, I accept this is a limited review. I trust such matters will be covered by a new Neighbourhood Plan which will no doubt be required very soon given the soon to be re-published National Planning Policy Framework (consultation issued December 2025), revised housing requirements and the promised Dorset Local Plan.

Policy BR1a - Back Lane

Do you agree with this policy, yes or no?

7 responses



3 comments on BR1a

Why is there no reference to the Wyatt Homes proposals?

Removal of BR 6 is a mistake. Village identity is achieved by current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.

I agree with the revised clearer requirements / objectives and welcome the intended change to the vehicular access point. However, Map 3 has not been updated since the original NP. In particular, it still shows access on to West Street by The Chanelles / 45 West Street and not to the revised position closer to Roke Road (opposite the Old Mill). The update to the Map 3 is essential.

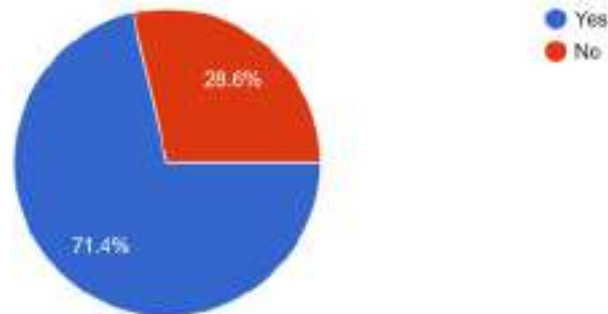
Bere Regis NP Review Results - Feb 2026

I would suggest a further objective / requirement. That is, for the development to fund / deliver an enhanced pedestrian crossing on the By-Pass from Butt Lane. This could be achieved by a slight realignment of the carriageway and the provision of a splitter island / pedestrian refuge in the middle of the road. This would mean users of the footpath from Butt Lane and to the north of the By-Pass would only need to cross one lane at a time. This would have the benefit of enhancing recreational opportunities by making access to the footpath network to the north of the village far easier / safer. The By-Pass is an effective barrier at present.

Policy BR1b - North Street

Do you agree with this policy, yes or no?

7 responses



2 comments on BR1b

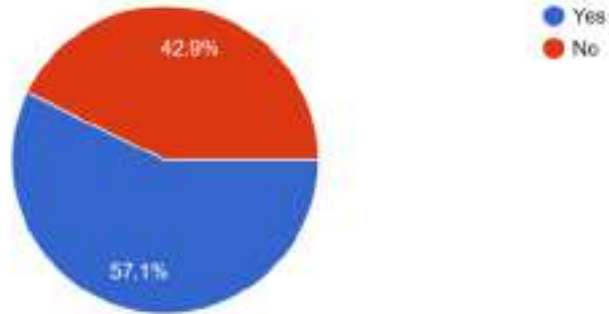
Why is there no reference to the Wyatt Homes proposals? They held a open day type consultation and have applied for planning permission.... Albeit not the same as they presented at their consultation!

Removal of BR 6 is a mistake. Village identity is achieved bt current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.

Bere Regis NP Review Results - Feb 2026

Policy BR1c - Tower Hill

Do you agree with this policy, yes or no?
7 responses



3 comments on BR1c

The revised plan and addendum SE8 do not mention the development at Tower House. There will be 2 houses on this site, so are more houses needed in this area?

Why is this policy limiting the development to 2 properties?

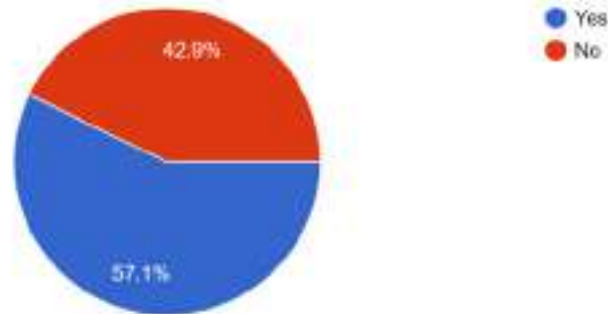
Access should be only from Butt Lane to Barrow Hill, not via Snow Hill. Access from Snow Hill to West Street is already difficult and dangerous.

Bere Regis NP Review Results - Feb 2026

Policy BR1d - White Lovington

Do you agree with this policy, yes or no?

7 responses



3 comments on BR1d

Bearing in mind the number of windfall homes which have been built or given planning permission, is 17 homes really needed. See comments in 'Vision'

The 2019 Neighbourhood plan stated that the White Lovington site should provide approximately 12 dwellings, which should be “designed in keeping with the character of the area”. It also states that the WL site should be developed “..at a lower density to respect the existing development in that area”.

In the 2026 review plan, ‘Policy BR1d: White Lovington’ states that this site is allocated for approximately 17 homes. Not only is this significantly higher than the 2019 document, but the conditions on building density and maintaining the design of the area has been deleted. The original wording in the 2019 document was agreed and voted on by the community, whereas the proposal to build 17 homes on the site has come from the extant proposal from a property developer, Bayview. The Bayview proposal was approved by the Dorset Council planning committee in spite of objections from both the community and the Bere Regis Parish Council. As a neighbourhood plan is intended to be a mechanism for a community to have a say in the development in its area, it is entirely wrong to have wording agreed and voted on being over-written by the property developer. The Original wording should be retained.

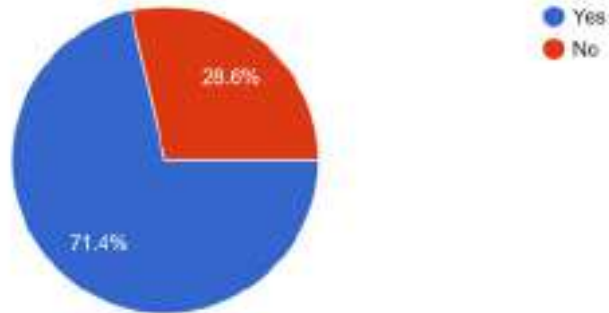
This is a larger site yet the housing density is lower. Needs to be balanced with other sites Removal of BR 6 is a mistake. Village identity is achieved by current full integration.. Not distributing affordable and social housing will result in polarised groups and give rise to the well documented problems of social housing estates that exist elsewhere in the county.

Bere Regis NP Review Results - Feb 2026

Policy BR1e - Former School Site

Do you agree with this policy, yes or no?

7 responses



2 comments on BR1e

Same comment as for White Lovington, are 34 dwellings needed? This may be more acceptable if the site is used for a mix of homes including social housing.

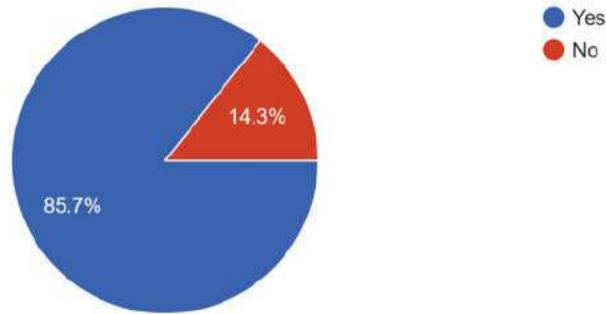
At the council presentation to the village there was an acknowledgement that shallow garden depth of houses on NW boundary meant they would be more impacted by the development. It was stated land would be allocated these houses to lessen impact. No mention of this.

Bere Regis NP Review Results - Feb 2026

Policy BR2 - SANG

Do you agree with this policy, yes or no?

7 responses



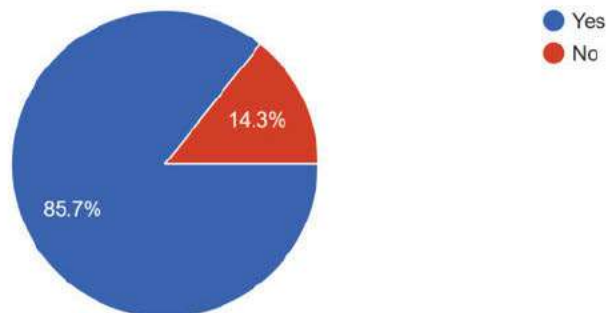
1 comment on BR2

Map 3 will require amendment to ensure consistency with the intentions for vehicular access onto West Street nearer Roke Road / opposite The Old Mill.

Policy BR3 - Noise Attenuation

Do you agree with this policy, yes or no?

7 responses



1 comment on BR3

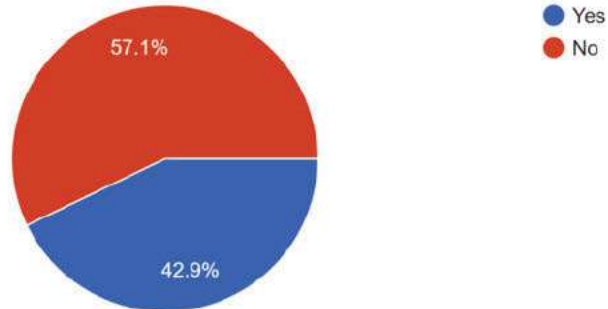
Ideally, the noise attenuation measures should provide attenuation not just for the new development but also the wider community.

Policy BR4 - Facilities & Services

Bere Regis NP Review Results - Feb 2026

Do you agree with this policy, yes or no?

7 responses



4 comments on BR4

Sadly the Hairdresser is closing.

From what I hear around the village, the medical centre struggles to manage now, will it be able to cope with over a hundred more families?

Village Hall?

The Drax 'Inn' should be titled The Drax Arms.

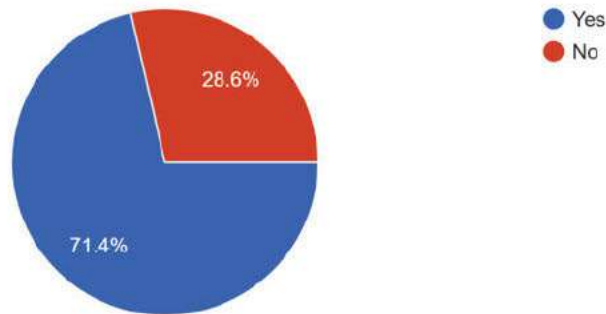
Generally agree, but should The Drax Hall also be listed.

Bere Regis NP Review Results - Feb 2026

Policy BR5 - Local Green Space

Do you agree with this policy, yes or no?

7 responses



2 comments on BR5

Souls Moor is an artificial creation of limited use to all. Sufficient and usable green space on other side of stream.

The green space entitled 7- Elder Road extension is listed, despite it being privately owned, and not accessible to the public. On a similar basis should not the green space to the south of the sports field and bounded by North Street to the west and the link road to the east also be listed as Local Green Space. This would protect a valuable green space where "development that might harm their reason for designation will not be allowed except in very special circumstances".

Bere Regis NP Review Results - Feb 2026

Other Comments (10) on the Document in General

See comments already made.

Addendum SE8 - the document seems to be called 'Stroud Local Plan'?

All I would add is that the Recreation Ground is protected by means of Queen Elizabeth 2nd 'status', as well as further protection through 'Fields in Trust'.

The Sports Club responded to the planning application for the new housing on North Street, noting that provision of a MUGA, with a high fence on the road side, would also help to protect the nearest houses to the road from any, admittedly low risk, potential ball strike issues. That could be something the developers could fund?

We read the original Neighbourhood Plan before we decided to move into the village and its positive and even-handed approach to modern (and future) life in the village helped to inform our decision. With that in mind, I would like to mention that we think the additional housing site at the end of North Street proposed in the Dorset Plan, if ever permitted, would be in direct conflict with the approach and values so clearly set out in this updated plan, to the clear and direct detriment of all North Street residents (and users) as well as the rest of the village more generally.

Section 3.25 includes a statement on the possible relocation of the fire station to Townend Business Park. On what basis has this statement been justified? DWFRS are currently undertaking an exercise which will result in station closures. It therefore seems unlikely that capital funds for a relocation would be available.

Section 3.26 refers to the Drax Hall. My understanding is that the Trustees prefer that it is referred to as the Village Hall. It might therefore be politic to do so in this document.

BR1a and BR1b include a guideline for the number of houses on each site. Do these numbers reflect those in the planning application which has been submitted by Wyatt Homes.

Extensive road traffic numbers assessments have been ongoing. Are these focussed on any particular development. Although not currently included available details of interest in further building on Drax land to the East of Rye Hill could have been included as an addendum.

See my comment above concerning the possible designation of the field to the south of the playing fields.

Given that observations have been made about congestion on many roads in the village, and lack of parking provision, the requirements for such provision within the possible new development areas are, I believe, insufficient. The aging population with the consequential higher numbers of young people who have no choice but to continue living with parents is resulting in many three and four vehicle families. All the new residential locations should have additional communal parking areas

Bere Regis NP Review Results - Feb 2026

even if that means fewer properties. In addition, the parish council should make representation to the appropriate authorities to ensure that West Street is not used as a 'rat run' when there are holdups on the by-pass - this causes major issues and gridlocks - not only at peak holiday periods.

Agree with plan. Worry is that the push to provide housing may override some of the conditions specified. ie current flooding problems, traffic, parking.

Well done for all your hard work

See response to first question re The Vision.

Appendix 2 – Acknowledgements

FW: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Fri 3/6/2026 5:47 PM

To [REDACTED]

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED]@bereregisparishcouncil.gov.uk

From: Winterborne Whitechurch Parish Clerk [REDACTED]@winterbornewhitechurchparishcouncil.gov.uk>

Sent: 05 January 2026 13:23

To: [REDACTED]@bereregisparishcouncil.gov.uk>

Subject: Re: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

Thanks Amanda

[REDACTED]
Parish Clerk and Responsible Finance Officer
Winterborne Whitechurch Parish Council

[REDACTED]
[\[REDACTED\]@winterbornewhitechurchparishcouncil.gov.uk](mailto:[REDACTED]@winterbornewhitechurchparishcouncil.gov.uk)



Sent securely from [Spacemail](#)

Replying to [REDACTED]@bereregisparishcouncil.gov.uk on 5 January 2026, 13:11

From: [REDACTED]@bereregisparishcouncil.gov.uk

To: [REDACTED]@gmail.com

CC: [REDACTED]

Date: 5 January 2026, 13:11

Subject: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.

The Review does not introduce new allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan. The Parish Council is undertaking this review to maintain the relevance and weight of the neighbourhood plan while any future new plan is considered.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#)[Bere Regis Parish Council | Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to:

██████████ [@bereregisparishcouncil.gov.uk](mailto:██████████@bereregisparishcouncil.gov.uk) or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

We would welcome your input and observations. Please do not hesitate to contact us if you require further information.

Kind regards,

██████████
██████████

CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: ██████████
██████████ [@bereregisparishcouncil.gov.uk](mailto:██████████@bereregisparishcouncil.gov.uk)

FW: Enquiries email

From [REDACTED]<[REDACTED]@bereregisparishcouncil.gov.uk>
Date Fri 3/6/2026 5:46 PM
To [REDACTED]<[REDACTED]@pellegram.co.uk>

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED]<[REDACTED]@bereregisparishcouncil.gov.uk>

From: Homes England Enquiries <enquiries@homesengland.gov.uk>
Sen 05 January 2026 15:41
To: [REDACTED]<[REDACTED]@bereregisparishcouncil.gov.uk>
Subject: Enquiries email

Thank you for contacting the Homes England Enquiries team.

We confirm receipt of your email and we will respond as soon as possible.

Please send any FOI, EIR and DSAR requests to infogov@homesengland.gov.uk

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is The Lumen, 2nd Floor, St James Boulevard, Newcastle Helix, Newcastle Upon Tyne, NE4 5BZ. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

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[REDACTED]@bereregisparishcouncil.gov.uk>

Date Fri 3/6/2026 5:47 PM

[REDACTED]

[REDACTED]

CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED] bereregisparishcouncil.gov.uk

From: Town Planning SE <TownPlanningSE@networkrail.co.uk>
Sent: 05 January 2026 15:37
To: [REDACTED]@bereregisparishcouncil.gov.uk>
Subject: Automatic reply: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

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Kind regards,

The Town Planning Team

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FW: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From: [REDACTED] <[REDACTED]@bereregisparishcouncil.gov.uk>
Date: Fri 3/6/2026 5:45 PM
To: [REDACTED]

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED]@bereregisparishcouncil.gov.uk

From: South West ePlanning <e-sw@HistoricEngland.org.uk>
Sent: 06 January 2026 16:42
To: [REDACTED] <[REDACTED]@bereregisparishcouncil.gov.uk>
Subject: RE: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

Dear Amanda,

Ref: PL00800855

Thank you for your email. Your consultation request has been formally logged and passed on to an Inspector to assess and issue a response.

I hope this helps.

Kind regards,

[REDACTED]
(My pronouns are she/her)
Business Officer
Historic England
South West Region
Office: 0117 9751308
Direct: 0117 9751348



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From: [REDACTED] <[REDACTED]@bereregisparishcouncil.gov.uk>
Sent: 05 January 2026 15:36
To: [REDACTED]
Subject: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

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

This is to notify you that Bere Regis Parish Council is consulting on a Review of its Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.

The Review does not introduce new allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan. The Parish Council is undertaking this review to maintain the relevance and weight of the neighbourhood plan while any future new plan is considered.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#) [Bere Regis Parish Council | Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to: clerk@bereregisparishcouncil.gov.uk or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

We would welcome your input and observations. Please do not hesitate to contact us if you require further information.

Kind regards,

[Redacted Signature]

CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [Redacted]
clerk@bereregisparishcouncil.gov.uk

FW: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From: [REDACTED]@bereregisparishcouncil.gov.uk>
Date: Fri 3/6/2026 5:40 PM
To: [REDACTED]

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED]@bereregisparishcouncil.gov.uk

From: [REDACTED]@HistoricEngland.org.uk>
Sent: 20 February 2026 12:50
To: [REDACTED]@bereregisparishcouncil.gov.uk>
Cc: [REDACTED]@dorsetcouncil.gov.uk>
Subject: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

FAO Amanda Crocker

Dear Amanda

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

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

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

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

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

Kind regards

[REDACTED]
[REDACTED] | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

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>



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From: Amanda Crocker <Clerk@bereregisparishcouncil.gov.uk>
Sent: 05 January 2026 15:36
To: BereRegis Clerk <bereregispnc@gmail.com>
Subject: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

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This is to notify you that Bere Regis Parish Council is consulting on a Review of its Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.

The Review does not introduce new allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan. The Parish Council is undertaking this review to maintain the relevance and weight of the neighbourhood plan while any future new plan is considered.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#)[Bere Regis Parish Council | Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to: clerk@bereregisparishcouncil.gov.uk or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

We would welcome your input and observations. Please do not hesitate to contact us if you require further information.

Kind regards,



CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: 
clerk@bereregisparishcouncil.gov.uk

RE: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From: [REDACTED]@bereregisparishcouncil.gov.uk>
Date: Mon 1/5/2026 3:27 PM
To: [REDACTED]@dorset-aptc.gov.uk [REDACTED]@dorset-aptc.gov.uk>; [REDACTED]@gmail.com [REDACTED]@gmail.com>
Cc: [REDACTED]; 'Milborne St Andrew Parish Clerk' [REDACTED]@milbornestandrewparishcouncil.gov.uk>

Hi Wayne

Thank you.

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
clerk@bereregisparishcouncil.gov.uk

From: [REDACTED]@dorset-aptc.gov.uk [REDACTED]@dorset-aptc.gov.uk>
Sent: 05 January 2026 13:28
To: [REDACTED]@bereregisparishcouncil.gov.uk>; [REDACTED]@gmail.com
Cc: [REDACTED]; 'Milborne St Andrew Parish Clerk' [REDACTED]@milbornestandrewparishcouncil.gov.uk>
Subject: RE: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

Cheers Amanda,

I have copied in our new email address

[REDACTED]
Parish Clerk and Responsible Finance Officer
To the Milborne St Andrew Parish Council

[REDACTED]
///unstated.zoom.pilots
Normal office hours are
Monday and Wednesday 10am – 2pm

 Before printing this email, think about the environment

From: [REDACTED]@bereregisparishcouncil.gov.uk>
Sent: 05 January 2026 13:11
To: [REDACTED]@gmail.com
Cc: [REDACTED]
Subject: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

This is to notify you that Bere Regis Parish Council is consulting on a Review of its Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.

The Review does not introduce new allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan. The Parish Council is undertaking this review to maintain the relevance and weight of the neighbourhood plan while any future new plan is considered.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#) [Bere Regis Parish Council | Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to: clerk@bereregisparishcouncil.gov.uk or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

We would welcome your input and observations. Please do not hesitate to contact us if you require further information.

Kind regards,



CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: 
clerk@bereregisparishcouncil.gov.uk

FW: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Fri 3/6/2026 5:46 PM

To [REDACTED]



CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: 07855 396073
clerk@bereregisparishcouncil.gov.uk

From: Town Planning Southern <TownPlanningSouthern@networkrail.co.uk>

Sen 05 January 2026 15:41

To: [REDACTED]@bereregisparishcouncil.gov.uk>

Subject: Automatic reply: Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

Thank you for email.

This is an automated response to confirm that your e-mail has been received by the Network Rail Town Planning Team (Southern Region).

We aim to respond to all enquiries within the consultation time frame.

For any general or non-town planning issues please contact the Network Rail enquiries national helpdesk 03457 11 41 41 or via <https://www.networkrail.co.uk/communities/contact-us>

Regards,

Network Rail Town Planning Team (Southern)

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This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

FW: Wessex Water Planning Liaison Auto Reply

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Fri 3/6/2026 5:47 PM

To [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] bereregisparishcouncil.gov.uk

From: Planning Liaison <planning.liaison@wessexwater.co.uk>

Sent: 05 January 2026 15:36

To: [REDACTED]@bereregisparishcouncil.gov.uk>

Subject: wessex water Planning Liaison Auto Reply

This is an automated reply from Wessex Water. We will let you know within 7 days if we require any additional details, otherwise we aim to respond within 21 days.

For general guidance on new development and online asset maps, please refer to the developer pages on our website.

This email (and any attachment) is intended solely for the addressee, is confidential and may be legally privileged. If you have received this email in error, please let us know immediately and delete it without reading, copying or disseminating it. We have taken every reasonable precaution to ensure that any attachment to this email has been swept for viruses. We cannot accept liability for any damage sustained as a result of software viruses or any other harmful code. You should ensure that it is virus free before opening it.

This email is being sent to you on behalf of Wessex Water Services Limited, a company registered in England and Wales with number 02366648. The registered office is Wessex Water Operations Centre, Claverton Down Road, Claverton Down, Bath, BA2 7WW.

Appendix 3 – No response (Emails sent to consultees and landowners)

Bere Regis Neighbourhood Plan Review - Regulation 14 Consultation

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Mon 1/5/2026 1:10 PM

To [REDACTED]

Cc [REDACTED]

This is to notify you that Bere Regis Parish Council is consulting on a Review of its Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.

The Review does not introduce new allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan. The Parish Council is undertaking this review to maintain the relevance and weight of the neighbourhood plan while any future new plan is considered.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#)[Bere Regis Parish Council | Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to: clerk@bereregisparishcouncil.gov.uk or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

We would welcome your input and observations. Please do not hesitate to contact us if you require further information.

Kind regards,

[REDACTED]

CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council

Tel: [REDACTED]
[REDACTED]@bereregisparishcouncil.gov.uk

FW: Have your say on the Bere Regis Neighbourhood Plan Review

From: [REDACTED]@bereregisparishcouncil.gov.uk>

Date: Sun 1/11/2026 11:23 AM

To: consultations@naturalengland.org.uk <consultations@naturalengland.org.uk>; wx.sp@environment-agency.gov.uk <wx.sp@environment-agency.gov.uk>; e-swest@historicengland.org.uk <e-swest@historicengland.org.uk>

Cc: [REDACTED]planningpolicy <planningpolicy@dorsetcouncil.gov.uk>

Dear Sir/Madam,

Following our below correspondence regarding the Regulation 14 consultation on the Bere Regis Neighbourhood Plan Review, this email is to formally notify you that the accompanying Strategic Environmental Assessment is being consulted on in accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The draft Neighbourhood Plan and the Environmental Report (see SE2) are being consulted on concurrently. The consultation period for both documents runs from 5th January to 22nd February 2026, and comments on the SEA may be submitted within this same period.

The following documents are available at: [Neighbourhood Plan Review - Consultation - Bere Regis Parish Council](#)

- Draft Bere Regis NP Review
- Environmental Report (Strategic Environmental Assessment) (SE2)
- Screening and Scoping Opinion (SE11)

Comments should be sent to clerk@bereregisparishcouncil.gov.uk by the 22nd February 2026.

If you have any queries regarding the SEA or the consultation arrangements, please do not hesitate to contact me.

Regards,

[REDACTED]

CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council

Tel: [REDACTED]
[REDACTED]bereregisparishcouncil.gov.uk

From: [REDACTED]

Sent: 05 January 2026 08:35

To: [REDACTED]

Subject: Have your say on the Bere Regis Neighbourhood Plan Review

This is not a new plan, but a focused update that:

- Removes policies that are now outdated or duplicated by the Local Plan,
- Updates existing policies to reflect planning history and recent feedback,
- Clarifies what is expected from sites already allocated for housing.

The Review does not include any new housing sites or new policy topics. Any broader changes will need to be addressed in a potential future plan.

You can read the draft plan and complete the questionnaire here: [Bere Regis Parish Council - Official Website](#)[Bere Regis Parish Council | Bere Regis Parish Council Website](#)

If you would prefer a paper copy, please email me on clerk@bereregisparishcouncil.gov.uk

Hard copies of the responses can be posted in the black letter box by the shop (no stamp required).

The consultation runs from Monday 5th January 2026 to Sunday 22nd February 2026.

Your feedback is important to help us make sure the plan continues to reflect the needs and values of the parish.

Thank you.



CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: 
clerk@bereregisparishcouncil.gov.uk

Neighbourhood Plan Review - Regulation 14 consultation

From [REDACTED]@bereregisparishcouncil.gov.uk>

Date Tue 1/20/2026 5:40 PM

To [REDACTED]

Cc [REDACTED]

This is to notify you that Bere Regis Parish Council is consulting on a Review of its Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The original Neighbourhood Plan was made in 2019. This Review:

- Removes outdated or superseded policies now covered by the adopted Purbeck Local Plan (2018-2034),
- Updates and refines the remaining policies to ensure continued conformity with national and local planning policy,
- Clarifies the requirements associated with existing housing allocations, taking account of planning history and consultation with statutory bodies.
- The Review does not introduce new, or remove existing, allocations or policy areas, and it is intended to constitute material modifications that do not change the nature of the Plan.

The Regulation 14 consultation originally commenced on 5 January 2026. As you have not previously been notified directly, the Parish Council is writing to ensure you are aware of the consultation and to provide a reasonable opportunity for you to comment. Accordingly, comments from you may be submitted up to and including **Sunday 22 February 2026**.

The draft plan and supporting documents are available here: [Bere Regis Parish Council - Official Website](#)[Bere Regis Parish Council](#) | [Bere Regis Parish Council Website](#)

Comments can be submitted via email or post to: clerk@bereregisparishcouncil.gov.uk or Bere Regis Parish Council, Wardon Hill Farm, Long Ash Lane, Dorchester, Dorset DT2 9PW.

Kind regards,

[REDACTED]
[REDACTED]
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
clerk@bereregisparishcouncil.gov.uk

Appendix 4 – Consultation Information



Neighbourhood Plan Review – Consultation

Neighbourhood planning gives communities the power to shape how their area evolves by influencing development. In 2019, the *Bere Regis Neighbourhood Plan 2019-2034* (*note this link is the old version, the newly reviewed version is below*) was adopted as part of the Development Plan for the area. It has since helped guide planning decisions in the parish, and we are now consulting interested parties about the new version. **Scroll down for links to the new version of the plan, the consultation survey and the supporting documentation.**

The consultation relates to a Review of the Neighbourhood Plan, the new version of which covers the period until 2034. This is not a new plan, but a focused update aimed at removing policies that are now outdated or duplicated by the adopted Purbeck Local Plan (2018-2034). The Review seeks to ensure that the Neighbourhood Plan remains relevant and effective, whilst improving the clarity of existing housing site allocations, particularly to reflect planning history and consultation with statutory bodies.

The Review does not propose any new housing sites, nor does it introduce new policy themes or change the plan's vision or strategic direction. As this review aims to be a material modification that does not change the nature of the plan, there will not be an opportunity to include new policy topics at this stage. Any new policy ideas will need to be considered as part of a future full new neighbourhood plan.

Reviewing the adopted plan now helps ensure that it remains an up-to-date and relevant document, affording continued protection and influence over planning decisions in the parish.

The Review has been prepared by a Steering Group and we now want to hear your views on the draft revised policies to ensure they still reflect the community's needs and expectations.

The consultation runs from 5th January 2026 to 22 February 2026, and the online consultation survey is [available here](#). In the meantime the new reviewed version is available below together with all supporting documents referenced from the plan. Here is link to the new version of the plan:

[Neighbourhood Plan Review Version](#)

RECENT NEWS

- [Communibus Update Mar'26](#)
- [Neighbourhood Plan Review Consultation](#)
- [Parish Lengthsman Feb. '26](#)
- [Communibus 2026](#)
- [Notes from Jan. '26 Parish Council Meeting](#)

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Cont.

For Strategic Bodies only:

Environment Agency, Natural England, Historic England

In accordance with Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004, the draft Bere Regis Neighbourhood Plan Review and its accompanying Strategic Environmental Assessment (Environmental Report) are being consulted on for the a period of six weeks from 5th January 2026 to 22nd February 2026. The Strategic Environmental Assessment is marked as supporting evidence document 2 (SE2) and can be accessed below, or a physical copy can be requested by post at reasonable cost.

Supporting Documents

Text Ref	Document Download
SE1	Bere Regis Parish Plan Bere Regis Parish Plan Action Points
SE2	Strategic Environmental Assessment
SE3	Census 2021 Analysis
SE4	Historic Environment Statement (marked as SE8)
SE5	Conservation Area Appraisal
SE6	Planning Designations
SE7	Environmental Noise Impact Assessment
SE8	Housing Evidence
SE9	Areas of Local Green Space
SE10	Determining the NP Review Scope (modification statement)
SE11	SEA Screening Report



Welcome to the Bere Regis Parish Council Website

We aim to bring you the latest [news and information](#) from Bere Regis Parish Council. The Council meets monthly, 2nd Thurs, at 7pm in the Drax Hall (**next mtg 9/4/2026**).

[Next Meeting](#)
[Defect Reporting](#)
[Incident Reporting](#)
[Traffic Updates](#)

Flooding: recent update and useful recovery information from the Environment Agency – [click here for details.](#)

King's Award for Voluntary Service 2025 – [read more ...](#)

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- [Commibus Update Mar'26](#)
- [Neighbourhood Plan Review Consultation](#)
- [Parish Lengthsman Feb. '26](#)

About Bere Regis Parish Council

For more information about the Parish Council and it's role and responsibilities within Bere Regis see our [About Us](#) page. For a list of currently sitting Councillors visit our [Councillors](#) page. Minutes of the council meetings are available dating back to 1990 in the [archives](#). Minutes from this year's meetings are found [here](#).

If you require any further information please don't hesitate to contact the Clerk at clerk@bereregisparishcouncil.gov.uk



The 2026 Calendar is now on sale from November in the NISA Shop, priced as it has been for 10 years plus at a bargain £5, and making a great stocking filler. Profits from calendar

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- [Commibus Update Mar'26](#)
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Neighbourhood Plan Review Consultation

Posted on [March 4, 2026](#) by [Simon Walker](#)

There will be a drop in session on Saturday 7th March 2026 at the Drax Hall, North Street, from 10am to 2pm.

You are welcome to come along and raise any points relating to the recent neighbourhood plan review consultation and the play park update.

Refreshments will be available.

This entry was posted in [Bere Regis Parish Council](#) by [Simon Walker](#). Bookmark the [permalink](#).

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- [Communibus Update Mar'26](#)
- [Neighbourhood Plan Review Consultation](#)
- [Parish Lengthsman Feb. '26](#)
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Bere Regis Parish Council

HAVE YOUR SAY – CONSULTATION ON THE BERE REGIS NEIGHBOURHOOD PLAN REVIEW – RESPONSE QUESTIONNAIRE



The Parish Council has reviewed the Bere Regis Neighbourhood Plan, originally adopted in 2019, and produced a revised version for consultation.

This has no connection with the recently undertaken Dorset Council Local Plan consultation and any sites suggested in that consultation do not form part of this review.

The consultation is open from 5th January to 22nd February 2026.

This is not a new plan — it is a focused update to:

1. Remove policies that are now out of date or duplicated by the adopted Purbeck Local Plan (2018–2034),
2. Make minor updates to existing policies so they remain relevant and usable,
3. Clarify the existing housing site allocations based on planning history and advice from statutory bodies.

No new housing sites or policy topics have been added, as the Review is limited to material changes that do not alter the overall nature of the plan. New issues will need to be considered in any future full neighbourhood plan.

Please refer to the updated Neighbourhood Plan and respond using the questionnaire below. Paper copies may be returned by post by using the black letterbox outside the shop, or given to any Parish Councillor.

QUESTIONNAIRE

Please provide your name and postcode. This information is required in order to analyse the number of responses from both inside and outside of the parish.

Your Name :

Postcode:

QUESTIONNAIRE

You can complete this questionnaire in one of two ways.

If you are happy with the updated plan as a whole, then you can answer one yes/no question and add any comments.

Alternatively, you can answer questions about the vision / objectives and each policy in the plan, in which case you will be answering 10 additional yes/no questions, with the opportunity to comment on each.

Are you happy with updated Neighbourhood Plan as a whole? If you answer “yes” to this question, then you may submit your response without answering all the additional questions.

Yes

No

If you have answered “yes” above, you may provide any **additional comments** below, otherwise skip to the **detailed response** to answer questions on each policy in the Neighbourhood Plan.

Additional Comments

Detailed Response

Section 1 – VISION and Objectives

Do you agree with the Vision and Objectives, yes or no?

Yes

No

If you have answered “no”, please add reasons/comments below:

Policy BR1a – Back Lane

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR1b – North Street

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR1c – Tower Hill

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR1d – White Lovington

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR1e – Former School Site

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR2 - SANG

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR3 – Noise Attenuation

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR4 – Facilities and Services

Do you agree with the Policy, yes or no?

Yes No

If you have answered “no”, please add reasons/comments below:

Policy BR5– Local Green Space

Do you agree with the Policy, yes or no?

Yes No

If no, please add reasons/comments below:

Finally, are there any land use planning matters that were not covered in the plan that you think should have been? If so, can you please describe what you believe was missing or in need of correction?

Appendix 5 – Comments from Chapman Lily



Bere Regis Neighbourhood Plan Group
C/O [REDACTED]
Email only: [REDACTED]

Chapman Lily Planning Ltd
Unit 5 Designer House
Sandford Lane
Wareham
BH20 4DY

Date: 02.05.2025
Our Reference: 3499-GM

T: [REDACTED]
E: [REDACTED]@clplanning.co.uk
W: www.CLPlanning.co.uk

Dear Sir / Madam

**DRAFT BERE REGIS NEIGHBOURHOOD PLAN REVIEW (2024-2034) PROPOSED SUBMISSION REVIEW:
REGULATION 14 - CONSULTATION RESPONSE**

I herein respond on behalf of Lewis Wyatt (construction Ltd) trading as Wyatt Homes. We appreciate your early engagement and your request for feedback on the draft Bere Regis Neighbourhood Plan review.

In preparing this response, Chapman Lily Planning Ltd have been cognisant of the guidance set out in the National Planning Policy Framework [“NPPF”] and Planning Practice Guidance [“PPG”].

Paragraph 29 of the NPPF has regard to non-strategic policies, stating that *‘non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies’*.

Paragraph 30 of the NPPF states that *‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹⁷’*. Footnote 17 clarifies that *‘neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area’*.

Paragraph 31 states that *‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently’*.

Paragraph 38 has direct regard to Neighbourhood Plans, requiring them to meet certain **‘Basic Conditions’** and other legal requirements before they come into force. This includes (as set out in paragraph 8 of schedule 4b of the Town and Country Planning Act (as amended)).

- 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, [retained 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.

Since the adoption of the made Bere Regis Neighbourhood Plan (2019-2034), the Purbeck Local Plan (2018-2034) has been adopted (made on the 18th July 2024) and the NPPF subsequently amended. As such, the policy context has changed. Many of the policies in the Neighbourhood Plan are now superseded.

Further change to the policy context is on its way with the emerging Dorset Local Plan set for adoption in 2027. A consultation on issues and options is due to start in August. This new geography will reframe the settlement hierarchy, and the new stock based standard method will see an uplift in housing needs. It is envisaged that this will inform allocations as well as cascaded housing requirements for Neighbourhood Plan areas.

The review provides opportunity for the non-strategic policies within the NP to be 're-aligned' to the new policy context, being in general conformity with the strategic policies of the development plan.

The steering group and Parish Council should be applauded for taking pro-active steps to shape and direct the evolution of the village, supporting existing services and ensuring it has a sustainable future where residents thrive.

Compliance with the Basic Conditions

Paragraph 041 (Reference ID: 41-041-20140306) of the NPPG makes it clear that a Neighbourhood Plan should be;

- *drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.*
- *concise, precise and supported by appropriate evidence.*

- *It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.*

In my opinion the emerging Neighbourhood Plan review has been largely prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and NPPF 2024 but requires amendments to better support a sustainable future for the Bere Regis Parish.

The Draft Bere Regis Neighbourhood Plan 2024-2034 (reg 14 version) states that it is supported by a raft of technical studies, appraisals, assessments available on the Parish Council website. As yet, I have not had sight of these, so we reserve judgment.

Our initial comments on the Neighbourhood Plan are set out below, mirroring the chapter headings.

Table of Contents

It is noted that the vision and objectives have been moved to section 4. I would suggest that this is moved to sit ahead of 'Part 3: Bere Regis Parish' given that the Neighbourhood Plan should inform on these objectives.

Introduction

Paragraph 2.1: I suggest removing reference to 'The Neighbourhood Development Plan' instead, referring to the Plan as 'Bere Regis Neighbourhood Plan Review' to emphasise the progression.

Paragraph 2.4 has reference to Table 1. I would consider it more appropriate for this to be located within the 'Planning Policies' section given that it clarifies how policies within the plan have changed.

Wyatt Homes welcomes the removal of Policy BR1, given that the settlement boundary is defined in the Purbeck Local Plan.

Wyatt Homes welcome the removal of Policy BR4 (Groundwater) given that Policy E4 of the Purbeck Local Plan requires Flood Risk Assessments to be submitted where sites are at risk from 'other sources of flooding'.

Wyatt Homes welcome the removal of BR6 (affordable housing tenures) recognising that Policy H11 of the Purbeck Local Plan better reflects the latest evidence of housing need in Purbeck.

Paragraph 2.6: I suggest removing the word 'However' for conciseness.

I suggest paragraph 2.8 should be moved to 'Planning Considerations', given that it does not relate to 'why a neighbourhood plan has been prepared'.

Procedural Considerations

Paragraph 2.16: I would consider incorporating a link to the 'Strategic Environment Assessment'.

Sustainable Development

I suggest the sustainable development section (paragraphs 2.19 – 2.20) are moved to sit under 'procedural considerations' given that this forms part of the basic conditions. I suggest this is inserted before paragraph 2.15.

Planning Considerations

I consider paragraph 2.25 needs deleting or rewording to state '~~This~~ *The next section provides information regarding land allocations for residential development...as there is no reference to allocations in section 2.22 – 2.25.*

Community Baseline

I consider Paragraph 3.18 to be somewhat broad brush, lacking in the previously provided statistics. Assumptions are set out here regarding a need to cater to older people and challenges in retaining younger, working age residents due to local opportunities. I would welcome further statistical analysis here clarifying the proportion of elderly residents and the number of working age residents.

Paragraph 3.21: I suggest additional clarification is built in here clarifying the source of data and what the 'latest data' is? Does a rise in professional occupations correspond with an ageing population and increased levels of educational attainment? I consider this to reflect a number of demographic factors.

Wyatt Homes applaud the Parish Council for their commitment to those with mobility problems or who are unable to rely on public transport. Wyatt Homes suggest that reference to active travel and reference to existing rights of way could be considered here. This would support sustainable development in accordance with the basic conditions.

Vision

As previously stated, this Part should be moved to sit ahead of part 3. It is appreciated that the vision is unaltered from the original NP which provides continuity.

I suggest that the chapter is re-titled 'Vision and Objectives'.

I would suggest that the Planning Policies are disaggregated from the 'vision and objectives' to form their own chapter for clarity.

Housing

Paragraph 4.7: Wyatt Homes welcome the removal of the Housing Mix Policy, allowing for up-to-date evidence to inform on housing tenure mix rather than defining a specific tenure mix for the parish.

Wyatt Homes suggest that paragraph 4.8 is updated to better respond to the NPPF (paragraph 130) whereby policies should ensure that developments make optimal use of the potential of each site. Density levels should be assessed on a site-by-site basis so as to reflect the overall potential of the individual site.

Parking and Access

It is not understood why an additional bullet point '*sufficient parking provision on-site to ensure that the need for on-street parking is minimised as far as reasonably practicable*' has been included. This is largely repetitive of the main text of paragraph 4.11 and should be removed.

Integrating Nature into Development

I suggest revising wording of paragraph 4.13 which has regard to '*development near significant bird habitats must demonstrate no impact*'... this needs to be re-worded to better reflect the Poole Harbour

Recreation SPD (2019-2024) which provides detailed guidance on potential mitigation for development and projects to mitigate potential harm to Poole harbour. Heath and forest areas outside of SPAs and SACs which support more than 1% of the British population of a bird species are applicable for SPA status. In these areas (Wareham Forest, Moreton, Rempstone, Hethfelton) any proposed development will need to demonstrate that there will be no adverse impact on protected species. As this is already set out in the Purbeck Local Plan, I do not consider that this needs to be repeated in the Neighbourhood Plan.

Paragraph 4.18 needs to be updated to reflect that the period between 8th January and the 7th March has now lapsed but future opportunities to purchase credits are likely to be available. I would suggest adding '*applicants are also encouraged to explore alternative solutions to nutrient neutrality*'.

Policy BR1a

Policy BR1a has regard to Back Lane, Bere Regis. It states that the proposal must adhere to Policies BR2 and BR4, yet BR4 has regard to facilities and services. This needs to be amended / revised. The use of 'approximately' is welcomed here given that planning application ref. P/FUL/2024/05032 seeks to provide 52 dwellings at Back Lane.

Wyatt homes suggest that the wording '*and that there is adequate wastewater capacity in place*' is removed, given that this is the responsibility of Wessex Water.

Policy BR1b

Policy BR1b has regard to North Street. The use of 'approximately' is welcomed here given that planning application ref. P/FUL/2024/05032 seeks to provide 15 dwellings.

Wyatt Homes suggest that proposed wording within bullet point 2 is amended to '*car and cycle parking to be provided in accordance with the Dorset – wide standards. The site will be developed to respect the prevailing local character...*'.

Wyatt homes suggest that the wording '*and that there is adequate waste water capacity in place*' is removed, given that this is the responsibility of Wessex Water.

Wyatt Homes acknowledge the benefits of contributing to the improvements in the local environment. Wyatt Homes supports the provision of Green Infrastructure and agrees that opportunities to deliver nesting boxes (e.g. for swifts, swallows, or house martins), bat roosting features, bee bricks should be explored.

Windfall Delivery Performance

Paragraph 4.22: Wyatt Homes suggest the removal of '*Since the adoption of the Purbeck Local Plan (2018- 2034), the delivery of windfall housing in Bere Regis has contributed significantly towards meeting housing requirements (SE8)*'. The Plan was adopted in 2024.

Impacts on Wildlife

Paragraph 5.2 is no longer up to date. A BMEP is no longer required as part of the Dorset validation checklist.

Policy BR4: Facilities and Services

It is unclear why this has been separated as a new policy given that these assets are already protected as part of the Purbeck Local Plan.

Conclusion

It is clear that the Neighbourhood Plan has been prepared in an aspirational but realistic manner.

I trust that the information set out above assists in the Neighbourhood Plan Group in arriving at a plan which meets the tests of the Basic Conditions.

On Behalf of Wyatt Homes, we thank you for actively engaging with us at an early stage. We would be grateful to be kept updated on the progress of the Neighbourhood Plan.

Yours faithfully,

A black rectangular redaction box covering the signature of the Senior Planner.A black rectangular redaction box covering the name of the Senior Planner.

Senior Planner